

HILLIER & WILSON



Old Forrest
Hampstead Norreys Road
Hermitage

OLD FOREST

Hampstead Norreys Road Hermitage Berkshire RG18 9SA

A well-presented three/four bedroom detached chalet bungalow located in the popular village of Hermitage, within the catchment area of both the highly regarded Hermitage Primary and The Downs schools. The property has potential to extend to the rear (subject to the usual planning consents) and benefits from oil fired central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, family bathroom, master bedroom with en-suite shower room, a further double bedroom, sitting room, conservatory, and kitchen/dining room leading through to a hallway and a workshop/potential office. Upstairs, there is a double bedroom and a further bedroom/office, both with access to eaves storage. Externally there is west facing rear garden which measures approximately 100ft in length and is mainly laid to lawn with a patio area and has access to open woodland at the bottom of the garden; whilst to the front of the property, there is ample off road parking via a horseshoe-driveway. Hermitage is a sought-after village with good local amenities including a post office, convenience store, two well-regarded pubs and a garden centre; it is also conveniently located for Newbury town centre and mainline railway station which are just a short drive away. NO ONWARD CHAIN

Services:

Mains services are connected.
(except gas) (gas in the road)
(Oil C/H)

EPC:

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

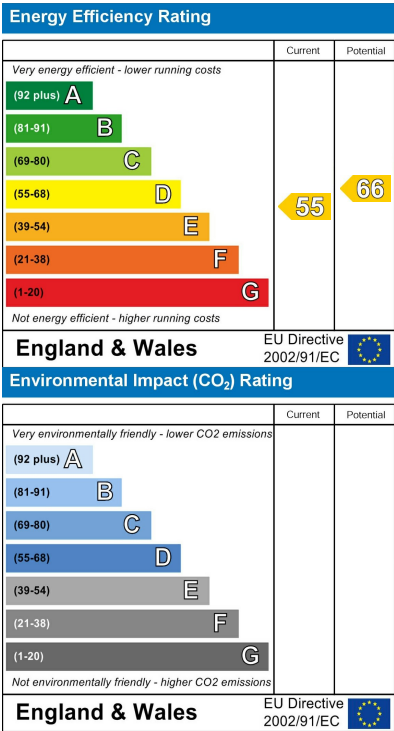
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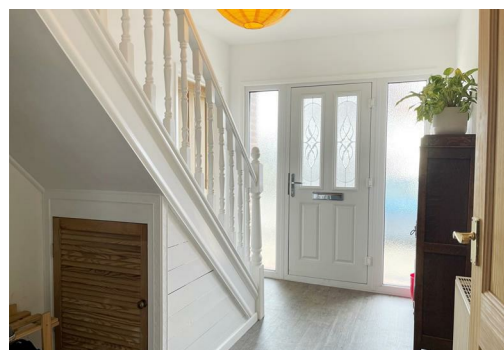
Viewing:

Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

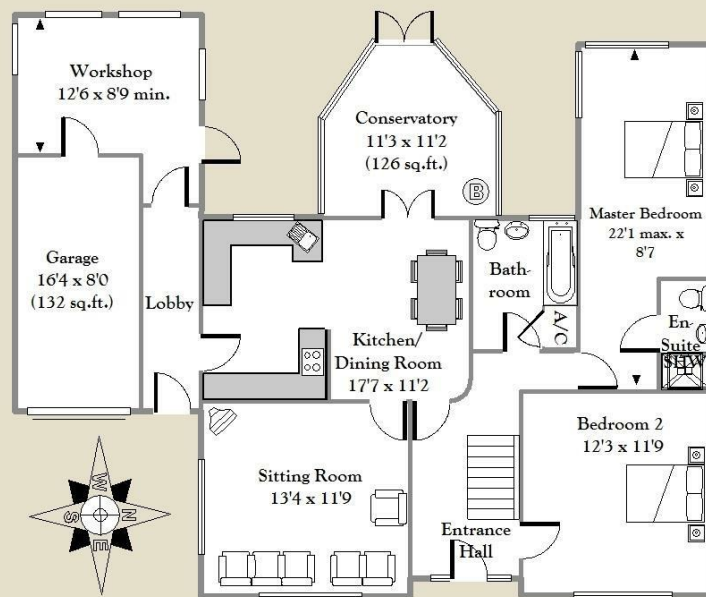
Directions

From the Robin Hood roundabout follow signs to Hermitage on the B4009 and after several miles proceed into the village of Hermitage. Proceed over the mini roundabout and then up the Hampstead Norreys Road where the property can be found on the left.

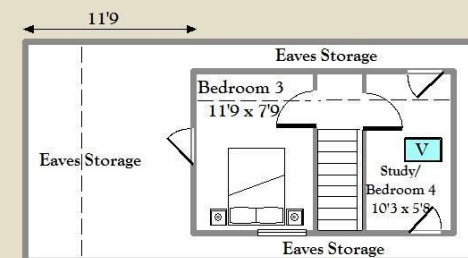




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Norreys Road, Hermitage



APPROX. GROSS INTERNAL FLOOR AREA 1545 sq. ft. (144 square meters)
(Including Garage & Conservatory) (Excluding Eaves)
Hillier & Wilson LTD - For identification only - Not to scale

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

