

HILLIER & WILSON



New Road  
Newbury



# New Road Newbury Berkshire RG14 7RY

A four bedroom detached family house located on the south side of Newbury, within the catchment area of Park House School. The property benefits from gas central heating, uPVC double glazing, driveway parking and garage. The ground floor comprises entrance hall, cloakroom, dining room, kitchen/breakfast room, utility and sitting room with French doors onto the garden. Upstairs is the master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally there is off road parking for two cars at the front of the house as well as a double garage. To the rear of the property there is an enclosed garden with patio area and lawn surrounded by a picket fence. New Road is conveniently located for Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

**Services:**  
Mains services are connected.

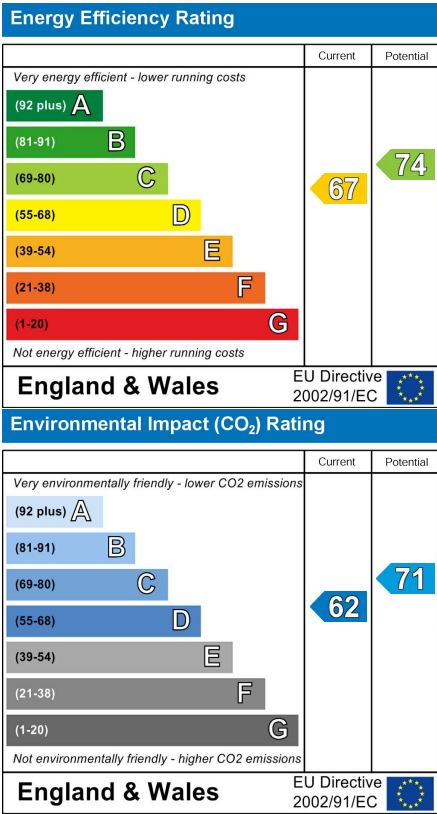
**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band E

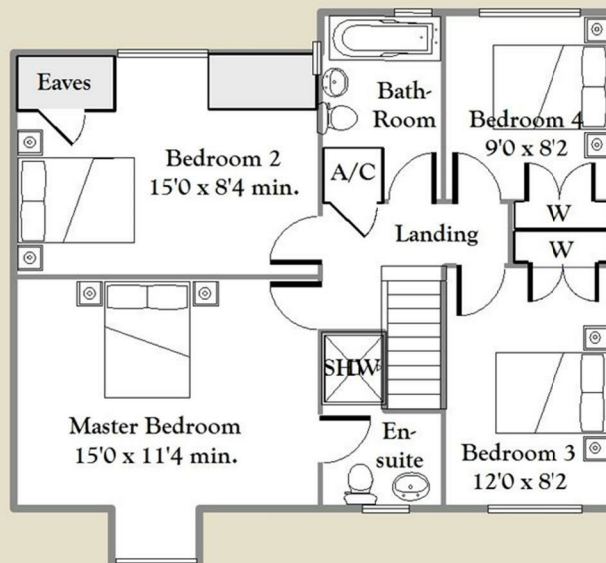
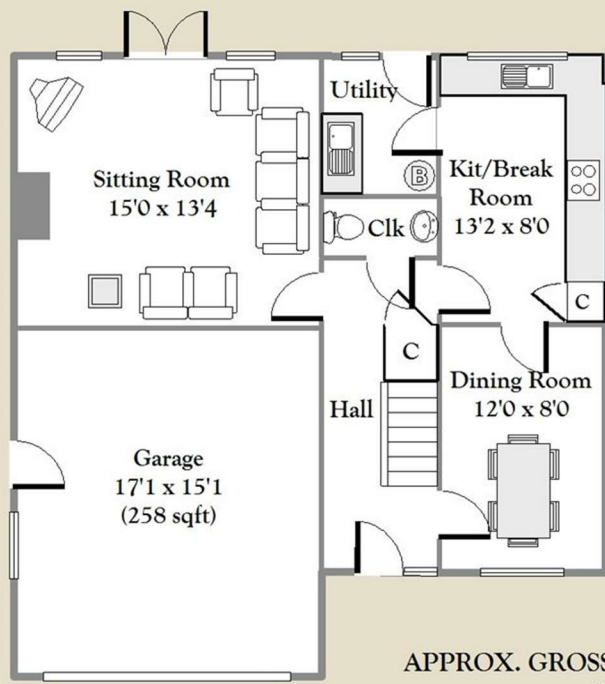
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**

From Hillier & Wilson offices proceed south along Newtown Road, turn left onto St.Johns Road at the next roundabout proceed straight across, at the mini roundabout turn right onto Greenham Road, at the next mini roundabout turn left onto Stroud Green and follow the road straight over the next mini roundabout, bear right onto New Road and the property can be found on the left hand side.



# Burnett House, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1598 sq. ft  
(Including Garage)  
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.



