

HILLIER & WILSON



Andover Road, Newbury, RG14 6PN

Andover Road, Newbury

A charming and spacious four bedroom 1930's family home located on a sought after residential road on the south of Newbury that falls within the catchment area of the highly regarded Falkland and Park House schools. The property boasts character throughout and benefits from gas central heating and open fire, double glazing, off road parking and garage. The ground floor accommodation comprises entrance hall, cloakroom, dining room, kitchen leading through to breakfast room and sitting room. Upstairs there are four double bedrooms (all of which have fitted wardrobes/cupboards), a family shower room, bathroom and a separate W.C. Externally there is a well-kept south-easterly facing rear garden which is mainly laid to lawn with mature hedge borders, flowers and a patio seating area. To the front of the property there is ample off road parking via driveway and access to the garage. Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded Falkland and Park House schools. NO ONWARD CHAIN





- FOUR BEDROOM FAMILY HOME
 - 1930'S CHARACTERFUL FEATURES
- SOUGHT AFTER RESIDENTIAL AREA
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- DRIVEWAY PARKING & GARAGE
 - * NO ONWARD CHAIN *

Services:

Mains services are connected

EPC: Rating D

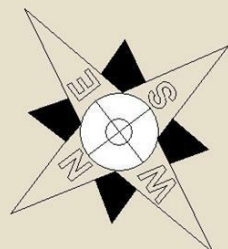
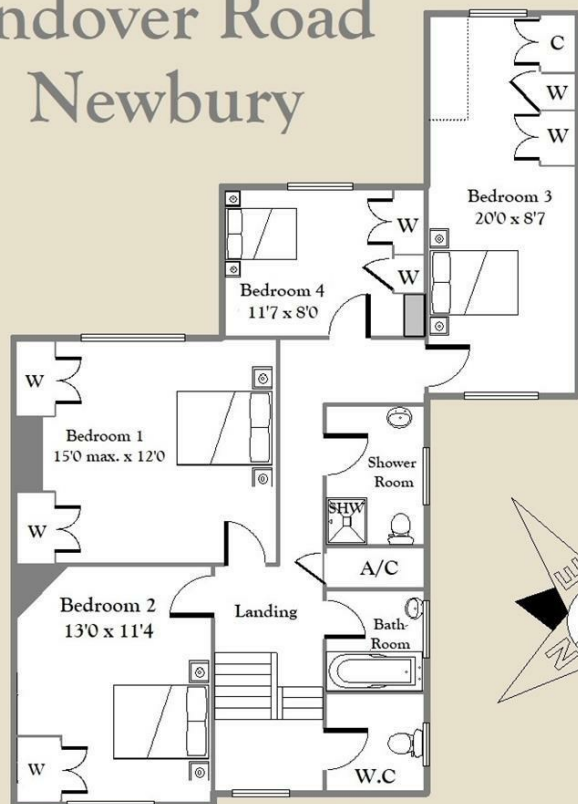
Full results can be sent on request

Council Tax: Band E



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APPROX GROSS INTERNAL FLOOR AREA
2002 sq.ft. (185 sq.m)
(Excluding garage)
For identification only
Not to scale - Hillier & Wilson Ltd



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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.

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