

HILLIER & WILSON



Battle Road, Newbury, RG14 6QU

Battle Road, Newbury

A well-presented four bedroom detached family home in a sought after cul-de-sac on the south side of Newbury. The property offers spacious living accommodation measuring 1807 sq.ft in size and benefits from gas central heating, uPVC double glazing, detached garage and off road parking.

The ground floor comprises entrance hall, cloakroom, hall, family room, sitting room, kitchen/breakfast room, utility, and dining room.

Upstairs, there is a principal bedroom with a dressing room and en-suite shower room, three further bedrooms and a family bathroom.

Externally there is an enclosed, mature rear garden which is mainly laid to lawn with flower bed borders, tree/hedge borders and a patio seating area. To the front of the property there is access to a detached garage and off road parking via driveway. Opposite the property is a playing field ideal for children and dog walkers. Battle Road is ideally located, just a short walk from the local amenities of Wash Common and just a short drive away from 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 DETACHED FAMILY HOME
- POTENTIAL TO EXTEND (STTC)
- LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD
- OVERLOOKING A PLAYING FIELD
- GARAGE AND OFF ROAD PARKING
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating E

Full results can be sent on request

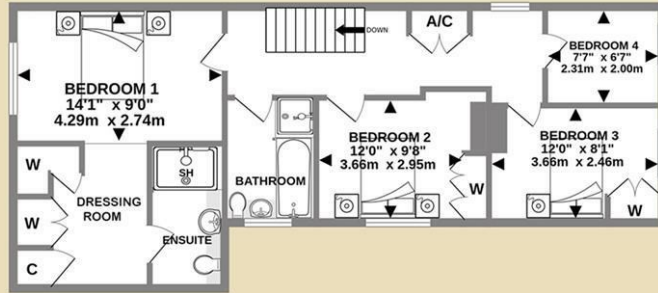
Council Tax:

Band E



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TOTAL FLOOR AREA : 1807sq.ft. (167.9 sq.m.) approx. (excluding garage)
For identification only. Not to Scale
Hillier & Wilson LTD



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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