

# HILLIER & WILSON



Two Rivers Way, Newbury, RG14 5TE

## Two Rivers Way Newbury

A well-presented three bedroom link-detached family home located on the popular Two Rivers Way development situated between Newbury and Thatcham. Benefits include gas central heating, uPVC double glazing, integral garage and driveway parking for two cars. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen and utility room. Upstairs, there is a double bedroom with en-suite bathroom and built-in wardrobe, two further double bedrooms (one of which has built-in wardrobe) and a family bathroom. Externally there is an enclosed, southerly facing rear garden which is laid mainly to lawn with mature flower bed borders and a stoned seating area; whilst to the front, there is off road parking via driveway. Two Rivers Way is conveniently located with Thatcham and Newbury town centres just a short drive away, both towns have mainline railway direct links to London Paddington in under an hour.





- THREE BEDROOM LINK-DETACHED FAMILY HOME
- POPULAR TWO RIVERS WAY DEVELOPMENT
- THREE DOUBLE BEDROOMS
- CLOSE TO BOTH NEWBURY & THATCHAM
- SOUTHERLY FACING REAR GARDEN
- OFF ROAD PARKING VIA DRIVEWAY

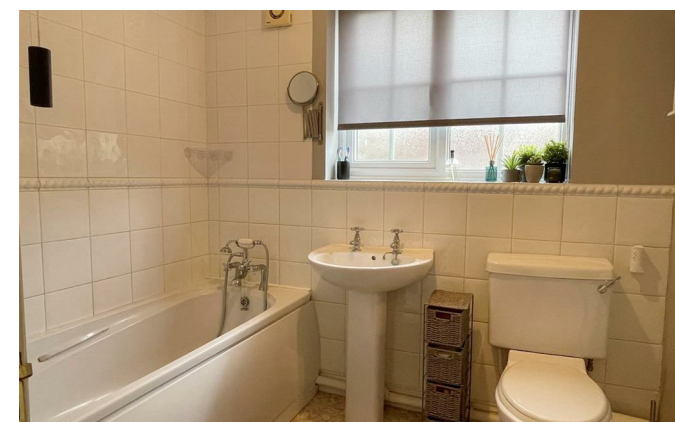
Services:

Mains services are connected

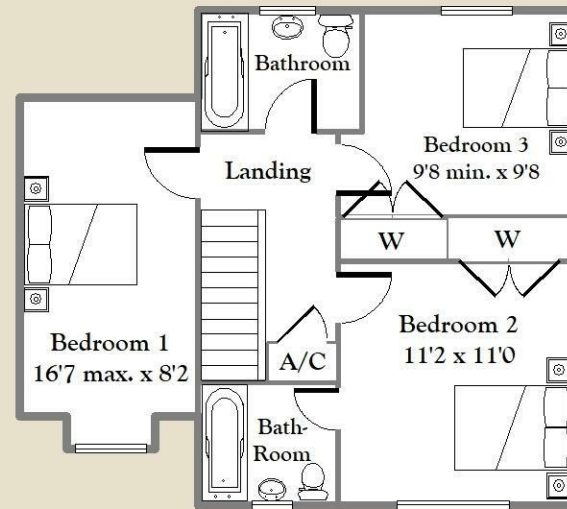
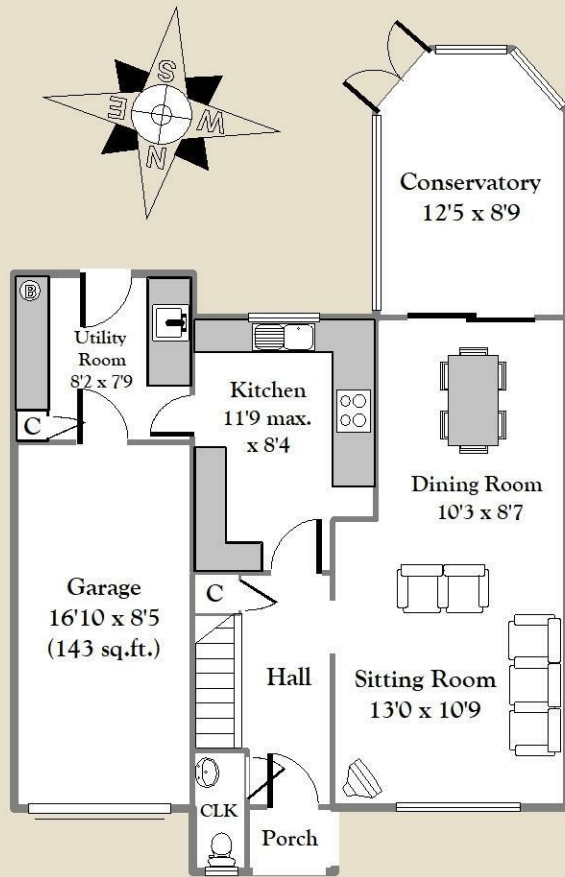
EPC: Rating D

Full results can be sent on request

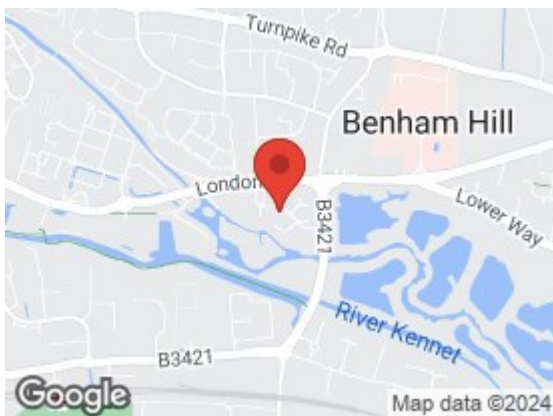
Council Tax: Band E



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APPROX. GROSS INTERNAL FLOOR AREA 1481 sq ft. (137 sq.m) (Including 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.