

# HILLIER & WILSON



Gwyn Close, Newbury, RG14 6JB

## Gwyn Close, Newbury

A well-presented four bedroom detached family home located in a sought after residential road on the south side of Newbury. The property has planning permission for multiple extensions, whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, utility room, sitting room, modern kitchen, dining room and conservatory with access onto the garden. Upstairs there are four double bedrooms and a modern family bathroom. Externally there is an enclosed, south easterly facing rear garden which is mainly laid to lawn with mature borders, patio and wood chip play area, whilst to the front of the property there is off road parking via driveway and also access to the garage. Gwyn Close is conveniently located just a short drive 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 St Johns & St Barts schools.





- FOUR BEDROOM DETACHED FAMILY HOME
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- PLANNING PERMISSION FOR MULTIPLE EXTENSIONS
  - MODERN KITCHEN & BATHROOM
- SOUGHT AFTER LOCATION IN SOUTH NEWBURY
- DRIVEWAY PARKING & GARAGE

Services:

Mains services are connected

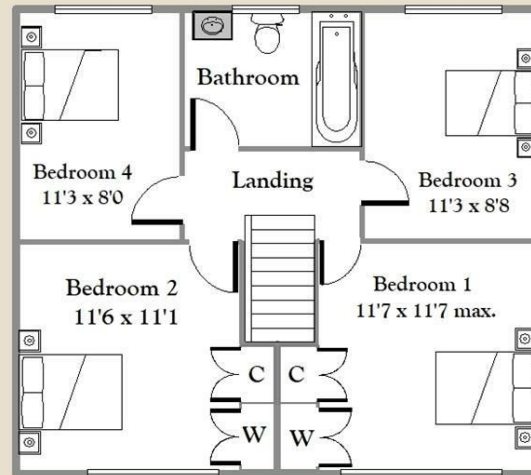
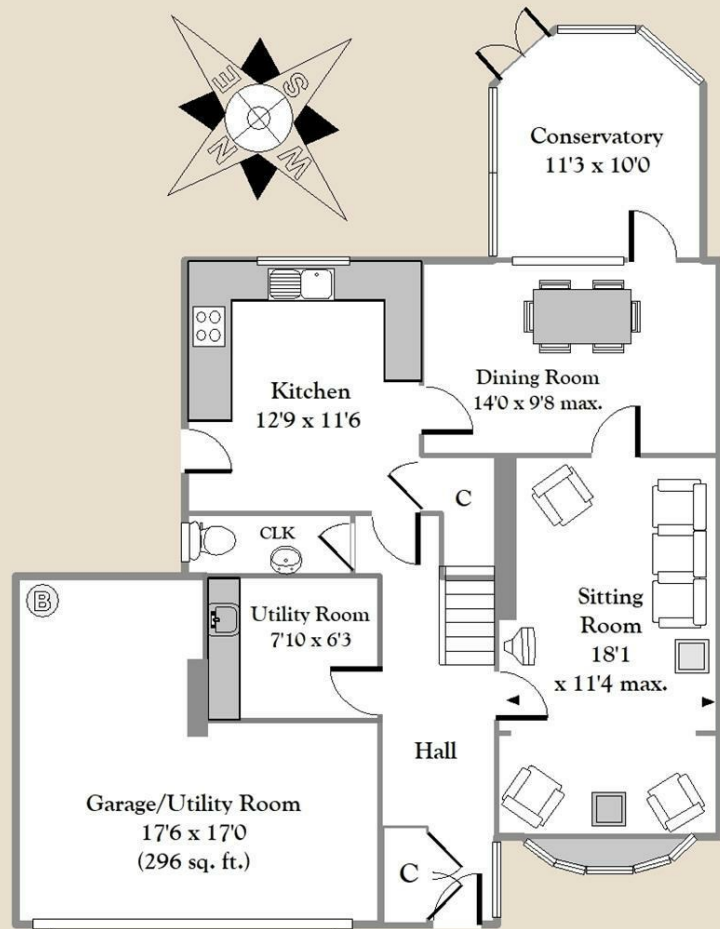
EPC: Rating C

Full results can be sent on request

Council Tax: Band F



# Gwyn Close Newbury



APPROX. GROSS INTERNAL FLOOR AREA  
1672 sq.ft (155 sq.m) (Including Garage & Utility)  
For identification only - Not to scale



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.