

HILLIER & WILSON



Manor Place, Speen, Newbury, RG14 1RB

Manor Place Speen, Newbury

A well-proportioned four bedroom detached family home situated within a cul-de-sac in the highly sought after Speen area of Newbury. The property has been redecorated throughout and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor accommodation comprises entrance hall, cloakroom, sitting room, kitchen and dining room with French doors out onto the garden. Upstairs there are four bedrooms and a modern family bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn with mature flower bed borders and a patio area, whilst to the front of the property there is off road parking via driveway and access to the garage. Manor Place is conveniently located not far from Newbury town centre, Parkway shopping development and Waitrose store. There are excellent road links nearby including the A4, A34 and M4 motorway whilst Newbury mainline railway station provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- REDECORATED THROUGHOUT
- SOUGHT AFTER LOCATION IN SPEEN
- CLOSE TO FIELDS & OPEN COUNTRYSIDE
- DRIVEWAY PARKING AND GARAGE
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

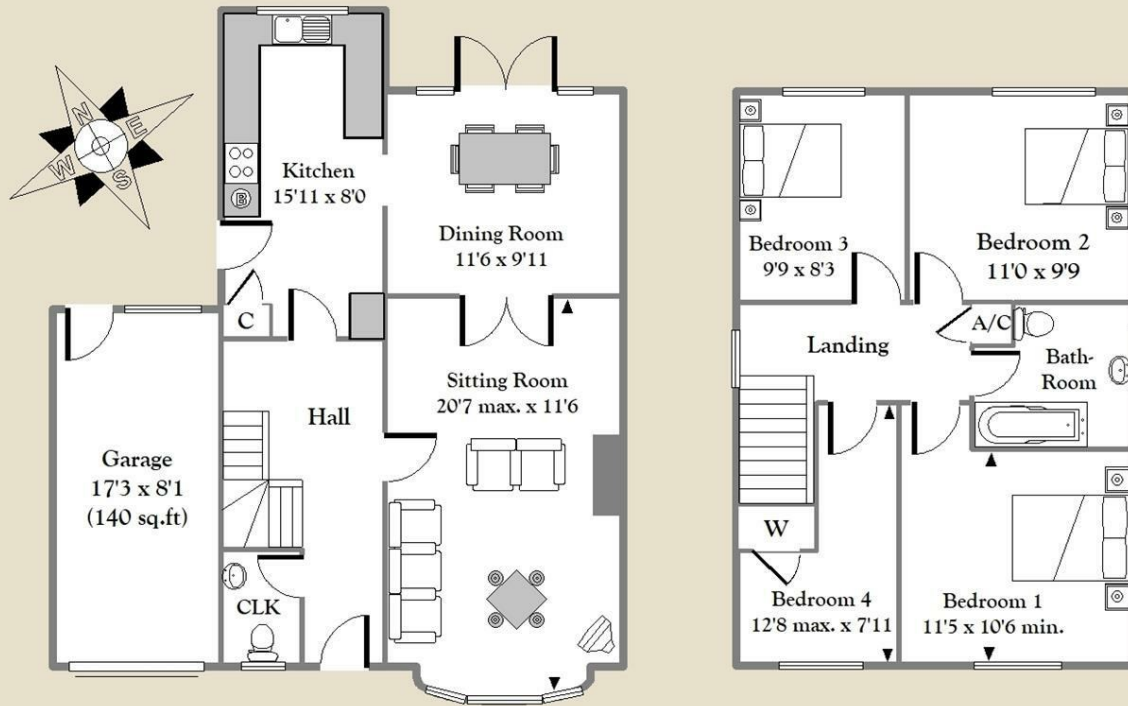
Full results can be sent on request

Council Tax: Band E



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APPROX. GROSS INTERNAL FLOOR AREA 1204 sq.ft (111 sq.m) (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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