

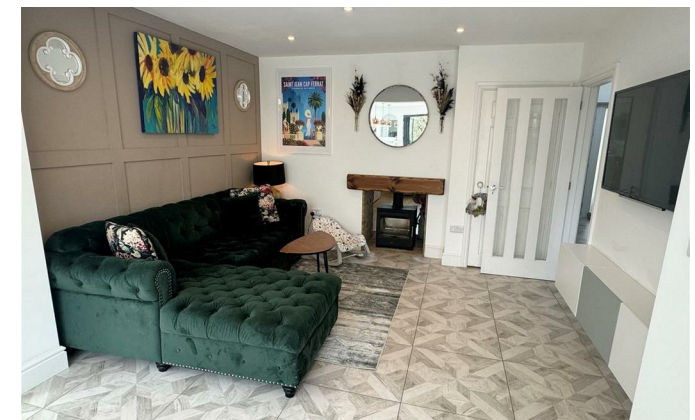
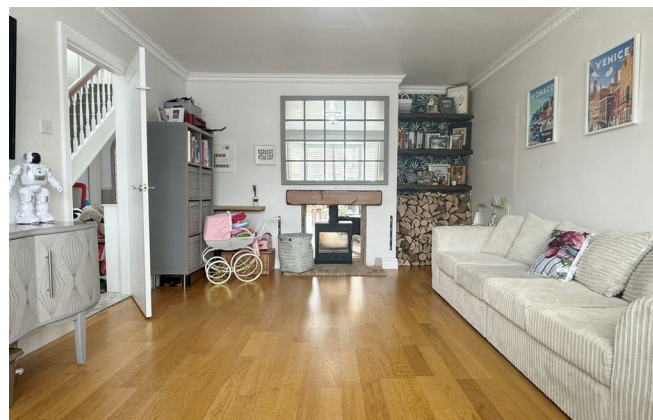
# HILLIER & WILSON



Bruan Road, Newbury, RG14 7AU

## Bruan Road, Newbury

A beautifully presented four bedroom detached family home located in a sought after cul-de-sac on the south side of Newbury. The property has been renovated and extended by the current owners, providing spacious living accommodation, whilst other benefits include gas central heating, uPVC double glazing, off road parking and home office. The ground floor accommodation comprises porch, entrance hall, principal bedroom with dressing room and en-suite bathroom with separate shower, further double bedroom, shower room, sitting room with log burner, utility and kitchen/breakfast room/snug with underfloor heating and bi-folding doors out onto the garden. Upstairs there is a double bedroom with en-suite shower room and access to a large loft space, then a further double bedroom with walk-in dressing room. Externally there is a well-kept, landscaped rear garden which is mainly laid to lawn with Italian porcelain patio area, mature borders and a home office with power and light, whilst to the front of the property is off road parking via driveway. Bruan Road is ideally located close to Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.





- FOUR BEDROOM DETACHED FAMILY HOME
  - HAS BEEN EXTENDED & RENOVATED THROUGHOUT
- UNDERFLOOR HEATING IN THE KITCHEN
- SITUATED IN A SOUGHT AFTER CUL-DESAC
- HOME OFFICE WITH POWER & LIGHT
- LANDSCAPED REAR GARDEN WITH ITALIAN PORCELAIN PATIO

Services:

Mains services are connected

EPC: Rating D

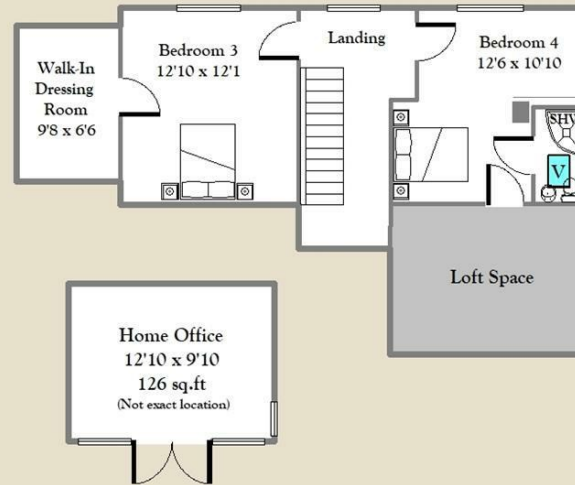
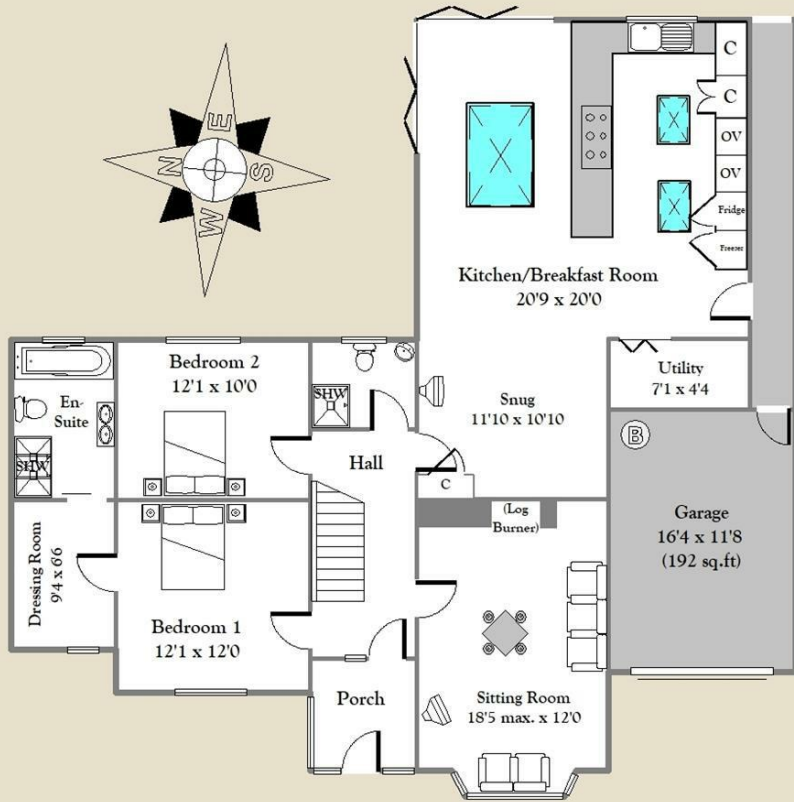
Full results can be sent on request

Council Tax: Band E



# Bruan Road Newbury

APPROX. GROSS INTERNAL FLOOR AREA 2220 sq.ft (206 sq.m)  
(Including Garage / Excluding Home Office)  
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.