

# HILLIER & WILSON



Rectory Close, Newbury, RG14 6DD



## Rectory Close Newbury

A beautifully presented three bedroom detached family home, located in a highly desirable cul-de-sac within the catchment area of the highly regarded St Johns and St Barts schools. The property boasts well-proportioned living space whilst other benefits include gas central heating, uPVC double glazing and off road parking via driveway. The ground floor comprises entrance hall, dual aspect sitting room with log burner, family room/study, kitchen/breakfast room leading through to dining room with French doors onto the garden, utility and cloakroom. Upstairs there are three double bedrooms (two of which have built-in storage) and a family bathroom.

Externally there is an enclosed rear garden, bordered by a mature hedge, and is mainly laid to lawn with a decked patio area to the side offering a seating area. There is off road parking via driveway beside the property. Rectory Close is ideally located just a short walk from the mainline railway station and town centre offering a variety of shops, restaurants and access to Victoria Park.







- THREE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY DESIRABLE CUL-DE-SAC LOCATION
- WELL-PROPORTIONED LIVING ACCOMODATION
- ST JOHNS AND ST BARTS SCHOOL CATCHMENT
- SHORT WALK INTO NEWBURY TOWN CENTRE

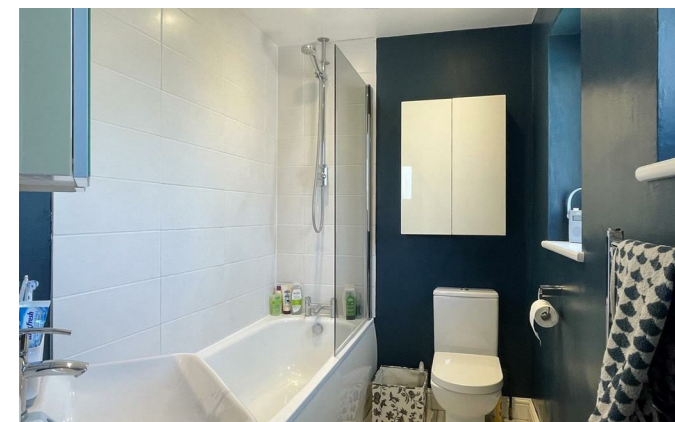
Services:

Mains services are connected

EPC: Rating TBC

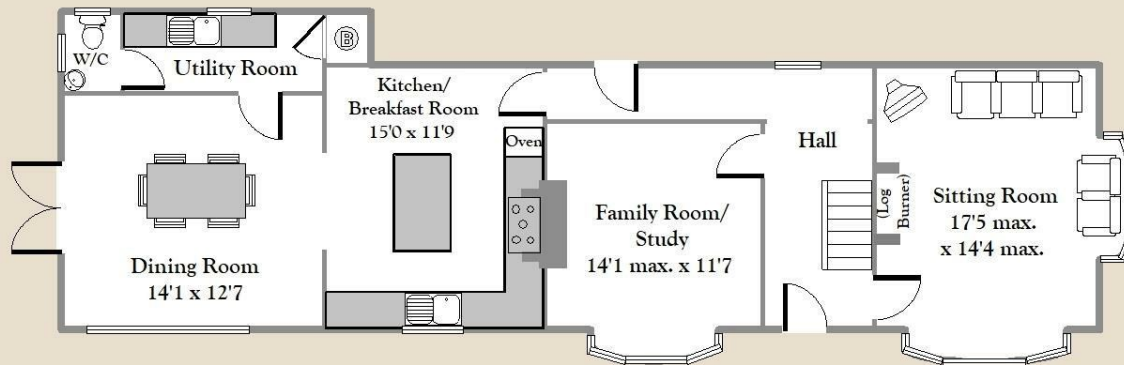
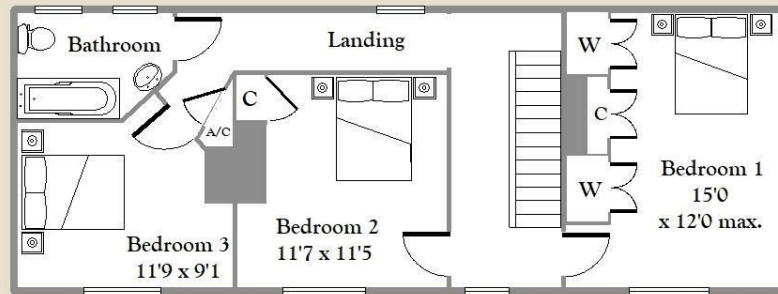
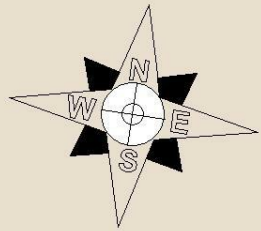
Full results can be sent on request

Council Tax: Band F





# Rectory Close, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1561 sq.ft - 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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