

# HILLIER & WILSON



Erleigh Dene, Newbury, RG14 6JG

## Erleigh Dene Newbury

A beautifully presented three bedroom home located in a sought after and rarely available cul-de-sac on the south side of Newbury. The property falls within the catchment area of the highly regarded St Johns and St Barts schools whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor accommodation comprises entrance hall, cloakroom, sitting room, dining/garden room with sliding doors onto the garden and modern kitchen/breakfast room. Upstairs there are three double bedrooms (one of which has a balcony) and a modern bathroom with separate shower. Externally there is a stunning enclosed rear garden which is mainly laid to lawn with mature flower borders and a patio seating area, whilst to the front there is off road parking via driveway and access to the garage. Erleigh Dene is a very popular road due to the convenient location close to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- THREE BEDROOM FAMILY HOME
  - BEAUTIFULLY PRESENTED THROUGHOUT
  - SOUGHT AFTER & RARELY AVAILABLE CUL-DESAC
  - ST JOHNS & ST BARTS SCHOOL CATCHMENT
  - STUNNING REAR GARDEN
  - OFF ROAD PARKING AND GARAGE

Services:

Mains services are connected

EPC: Rating D

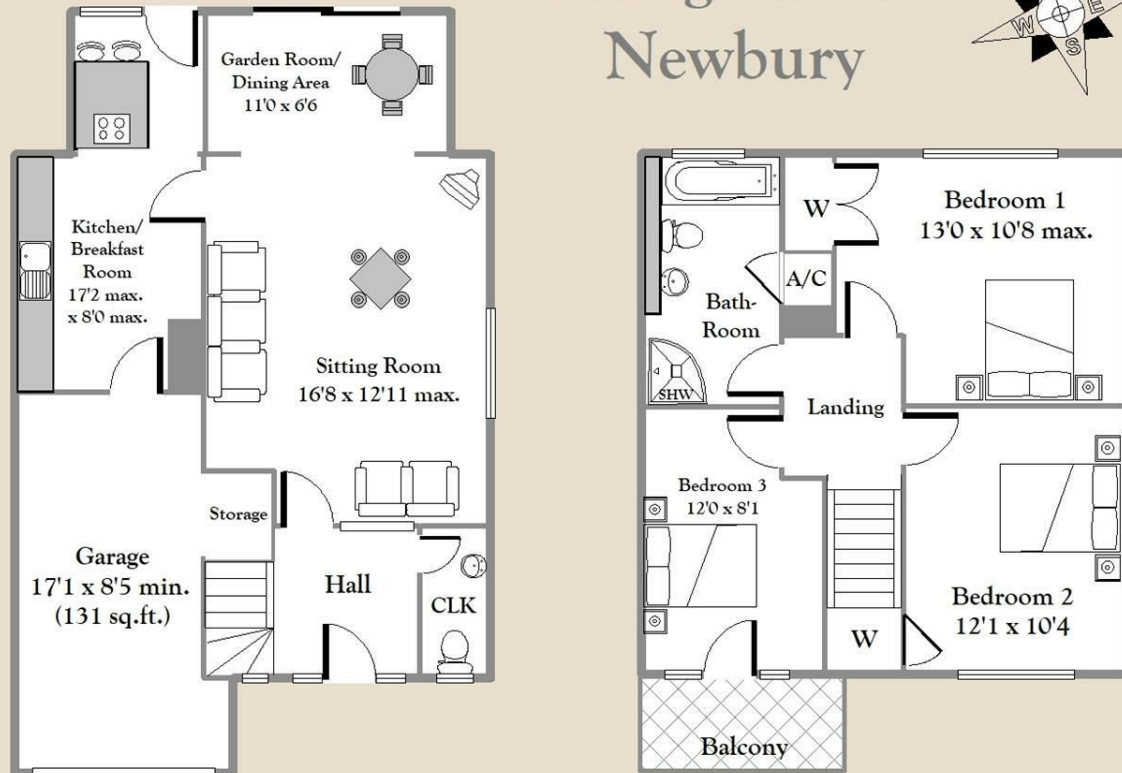
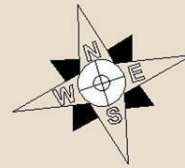
Full results can be sent on request

Council Tax:

Band D



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APPROX GROSS INTERNAL FLOOR AREA 1153 sq.ft. (107 sq.m) (Including garage)  
For identification only - Not to scale - Hillier & Wilson LTD

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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.

HILLIER & WILSON

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