

HILLIER & WILSON



Spencer Road, Newbury, RG14 6QA

Spencer Road, Newbury

A substantial four bedroom detached family home located in a highly desirable residential road on the south side of Newbury. The property boasts spacious living accommodation with further potential to extend (STPP) as well as a generous plot measuring 1/5 acre, whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor accommodation comprises entrance hall, shower room, sitting room, dining/family room, kitchen/breakfast room and utility. Upstairs there is a principal bedroom with en-suite bath/shower room and dressing room/study, three further bedrooms and a family bathroom. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature tree and hedge borders, a patio seating area, wild garden to the rear and access to the garage/workshop. To the front of the property there is ample off road parking via driveway. Spencer Road is ideally located close to the local amenities of Wash Common whilst also 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 Falkland and Park House schools. NO ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMODATION
 - HIGHLY SOUGHT AFTER RESIDENTIAL ROAD
 - CUL-DE-SAC LOCATION
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
 - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: C

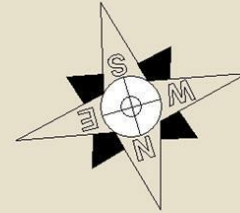
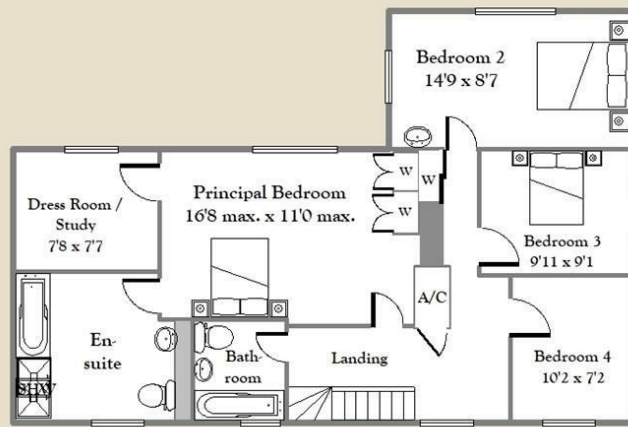
Full results can be sent on request

Council Tax:

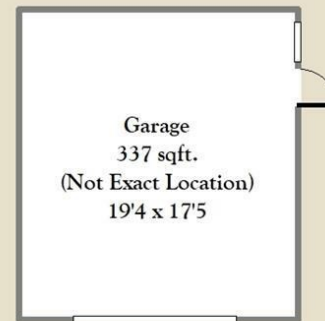
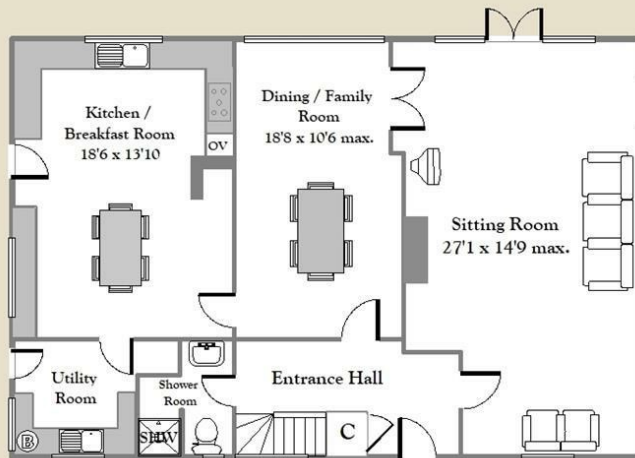
Band F



Spencer Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA TOTAL: 1694 sq.ft (157 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.