

# HILLIER & WILSON



Conifer Crest, Newbury, RG14 6RS



## Conifer Crest, Newbury

A substantial four bedroom detached family home located in the sought after Wash Common area of south Newbury which falls within the catchment for the highly regarded Falkland and Park House schools. The property is in need of modernisation and offers potential to extend (subject to the usual consents) whilst other benefits include a plot measuring in excess of 1/4 acre, gas central heating, uPVC double glazing and large double garage. The ground floor comprises entrance hall, cloakroom, sitting room, dining room and kitchen. Upstairs there is a principal bedroom with en-suite bathroom, three further bedrooms and a family bathroom. Externally there is a south facing, enclosed rear garden which is mainly laid to lawn, bordered by mature trees and has a patio seating area. To the front of the property there is ample off road parking via driveway. Conifer Crest is ideally located close to the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. There are regular direct rail links from Newbury station to London Paddington taking less than an hour.







- FOUR BEDROOM DETACHED FAMILY HOME
  - IN NEED OF MODERNISATION
  - POTENTIAL TO EXTEND (STTC)
- PLOT MEASURING IN EXCESS OF 1/4 ACRE
  - FALKLAND & PARK HOUSE SCHOOLS
- POPULAR WASH COMMON AREA OF NEWBURY

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

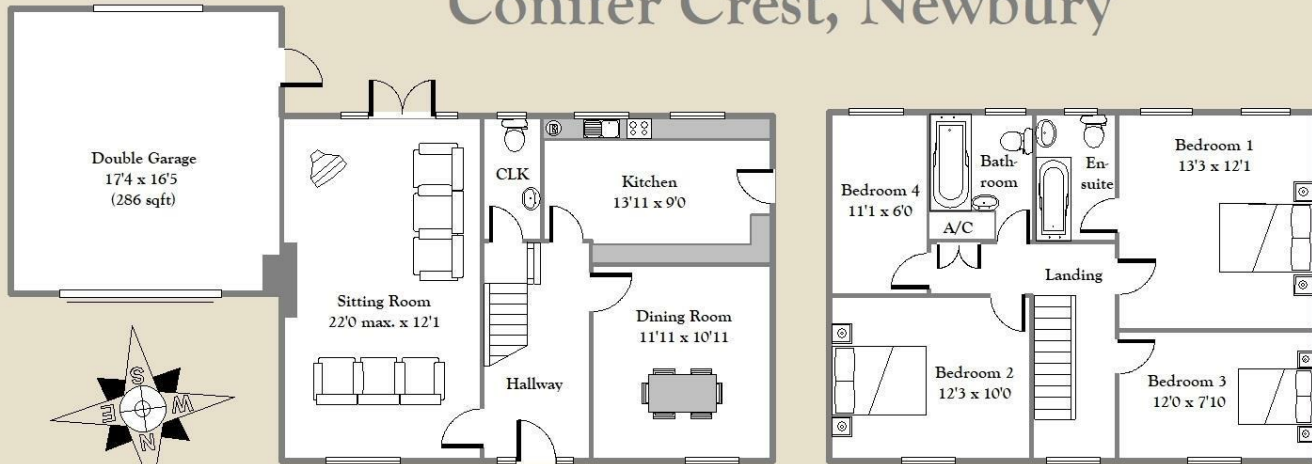
Council Tax:

Band F





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APPROX. GROSS INTERNAL FLOOR AREA TOTAL:  
1608 sqft (149 sqm) (Including 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.

HILLIER & WILSON

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