

HILLIER & WILSON



Enborne Road, Newbury, RG14 6AN

Enborne Road Newbury

A beautifully presented four bedroom Edwardian family home located on a prestigious residential road on the south side of Newbury, within the catchment area of the highly regarded St Johns and St Barts schools. The property has been modernised throughout and boasts characterful features, whilst other benefits include gas central heating, double glazing, driveway and rear parking, south facing garden and garage. The ground floor accommodation comprises entrance hall, sitting room, family room with log burner, play room, stunning bespoke and hand built kitchen/breakfast room, boot room and utility. On the first floor there is a principal bedroom with en-suite bathroom and separate shower, two further bedrooms and a family bathroom. On the top floor there is a double bedroom with office/landing and family bathroom. Externally there is a landscaped rear garden which is mainly laid to lawn with mature flower bed borders, two patio seating areas and access to a garage and off road parking at the rear. To the front of the property there is off road parking via driveway. Enborne Road is ideally located just a short, flat walk from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.





- FOUR BEDROOM EDWARDIAN FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERNISED BY CURRENT OWNERS
- DRIVEWAY, GARAGE & REAR PARKING
- ST JOHNS AND ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

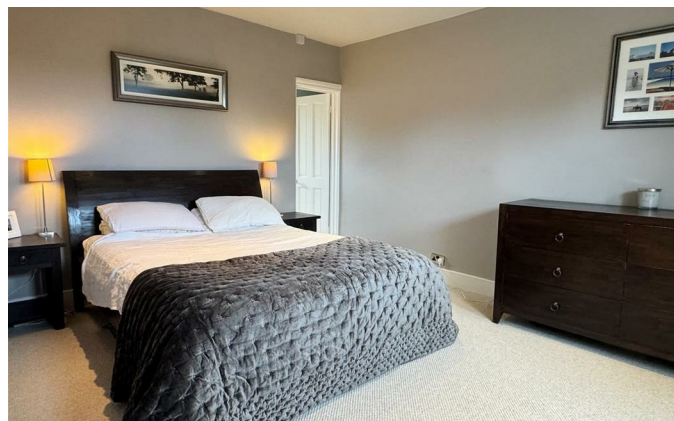
Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

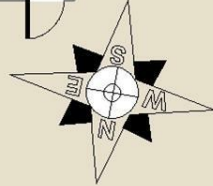
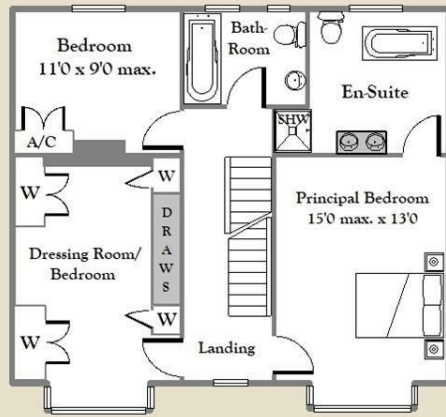
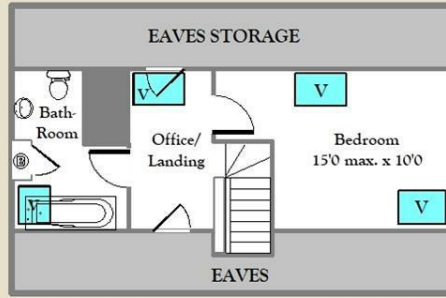
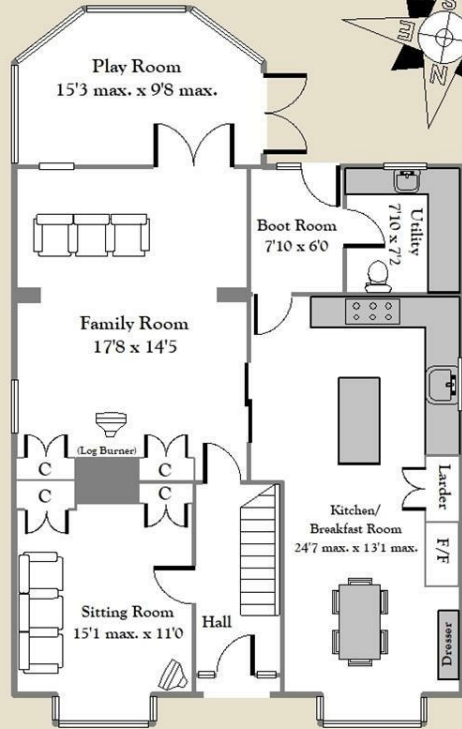
Council Tax: Band F



Enborne Road, Newbury

OFF STREET PARKING
(Access from Salcombe Road)

Garage
16'0 x 7'5
120 sq.ft.
(Not exact location)



APPROX. GROSS INTERNAL FLOOR AREA 2022 sq.ft. (187 sq.m) (Excluding 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.

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Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk