

# HILLIER & WILSON



*Moreton Mews, Moreton Mews, Andover Road, Newbury, RG14 6BT*

## Moreton Mews Andover Road

A beautifully presented four bedroom town house located on a highly prestigious residential road in the south of Newbury within the catchment area of both John Rankin and St Barts schools. The property offers modern and stylish décor, whilst other benefits include gas central heating, uPVC double glazing, solar hot water and off road parking. The ground floor comprises entrance hall, cloakroom, family room/home office, utility, modern kitchen/breakfast room with built-in appliances and sitting room. The first floor offers two double bedrooms with Jack and Jill en suite shower room, a further double bedroom and family bathroom. The top floor offers a double bedroom with en-suite shower room and eaves storage. Externally there is low maintenance south easterly facing rear garden which is mainly laid to lawn with mature flower beds and both decked and patio areas. To the front of the property there is off road parking via driveway with electric car charging available. Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FOUR BEDROOM FAMILY TOWN HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY PRESTIGIOUS RESIDENTIAL ROAD
- SOLAR HOT WATER
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- OFF ROAD PARKING VIA DRIVEWAY

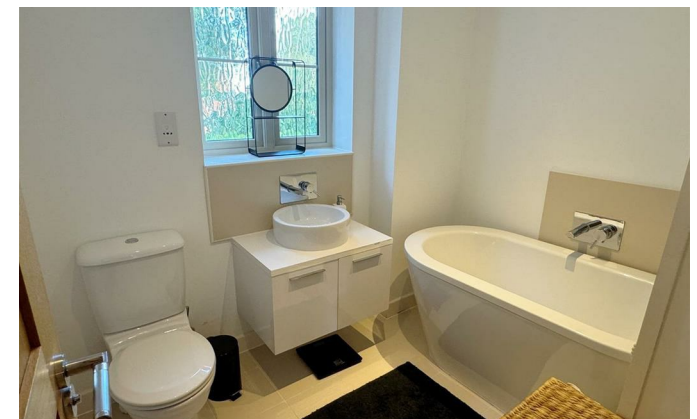
Services:

Mains services are connected

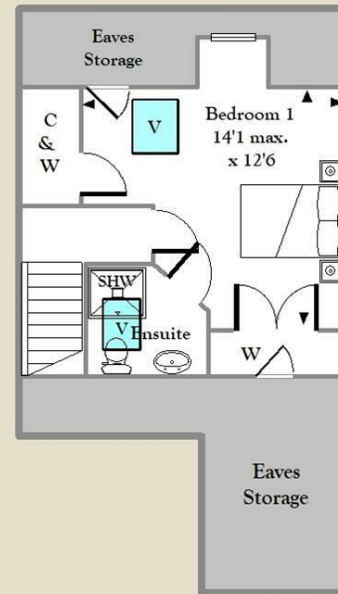
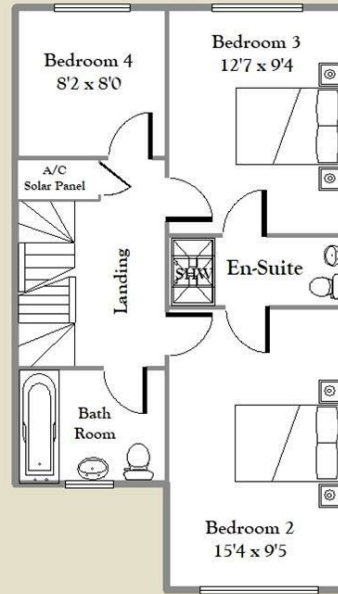
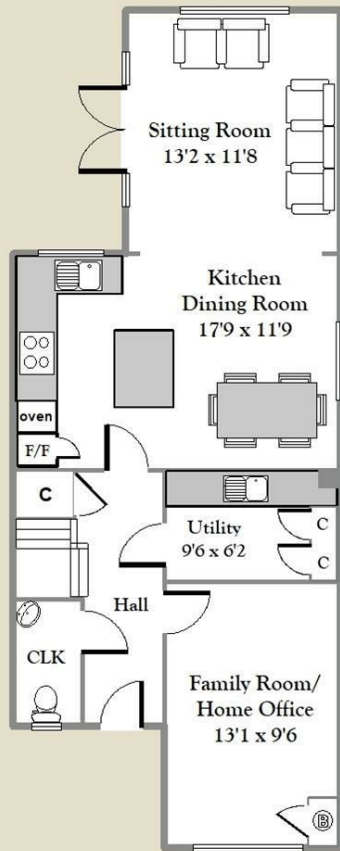
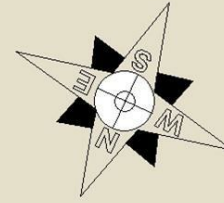
EPC: Rating C

Full results can be sent on request

Council Tax: Band E



# Moreton Mews Newbury



APPROX GROSS INTERNAL FLOOR AREA 1497 sq.ft. (139 sq.m)  
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.