

HILLIER & WILSON



Howard Road, Newbury, RG14 7QD

Howard Road Newbury

A charming five bedroom period Edwardian family home situated in 1/5 acre and located in a desirable residential road on the south side of Newbury, just a short walk from the town centre and railway station, and also within the catchment area of the highly regarded St Johns and St Barts schools. The character property offers various features, along with spacious living accommodation measuring 2,230 sq.ft, whilst other benefits include gas fired central heating, off road parking via driveway and garage. The ground floor accommodation comprises entrance, sitting room, dining room, family room, inner hall, cloakroom, kitchen/breakfast room (with underfloor heating and double doors onto the garden) and utility room. The first floor offers four bedrooms, a large family bathroom with separate shower, second bathroom and additional W.C. The top floor has a double bedroom with a storage room. Externally, the well maintained south facing rear garden has a patio area, is mainly laid to lawn with mature borders, and continues into a further area of wild garden and apple trees. To the front of the property is a driveway and garage, plus a useful covered area to the rear of the garage. Newbury itself is located just 3 miles off Junction 13 of the M4, with excellent road links to all parts of the country and trains run regularly to London Paddington taking less than an hour.





- FIVE BEDROOM EDWARDIAN FAMILY HOME
- CHARMING CHARACTERFUL PROPERTY
- SPACIOUS LIVING ACCOMODATION
- HIGHLY DESIRABLE RESIDENTIAL ROAD
- DRIVEWAY PARKING AND GARAGE
- ST JOHNS & ST BARTS SCHOOL CATCHMENT

Services:

Mains services are connected

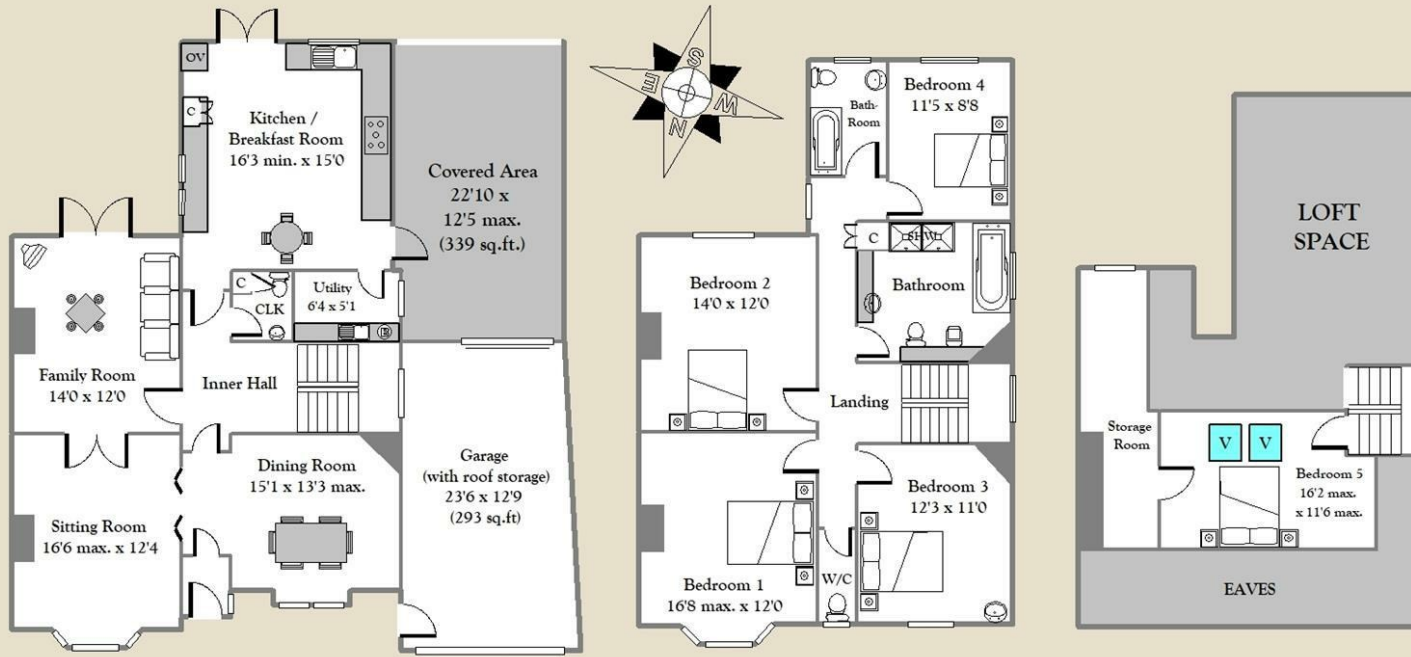
EPC: Rating D

Full results can be sent on request

Council Tax: Band F



Howard Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2230 sq.ft.(207 sq.m) (Excluding Loft Space, Garage & Car Port) - 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.

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