

# HILLIER & WILSON



Wendan Road, Newbury, RG14 7AJ



## Wendan Road Newbury

A spacious two bedroom detached bungalow located in a highly sought after residential road on the south side of Newbury. The property offers scope to extend and redesign into a contemporary home (subject to the usual consents) and sits on a substantial plot, whilst other benefits from versatile accommodation, gas central heating, double glazing and garage. The accommodation comprises entrance porch, hall, double bedroom with en-suite bathroom and walk-in wardrobe, a further double bedroom, shower room, versatile office space, sitting room, large conservatory and kitchen/breakfast room with utility area. Externally there is an enclosed rear garden which is mainly laid to lawn with mature flower bed and hedge borders and a patio area, whilst to the front of the property there is off road parking via driveway behind five bar gates. Wendan 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.

NO ONWARD CHAIN







- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER RESIDENTIAL ROAD
  - POTENTIAL FOR A LOFT CONVERSION (STTC)
- CLOSE TO NEWBURY TOWN CENTRE
- OFF ROAD PARKING BEHIND FIVE BAR GATES
  - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

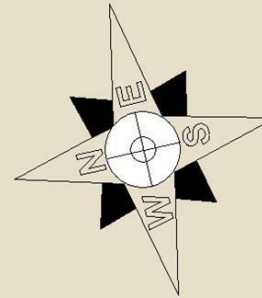
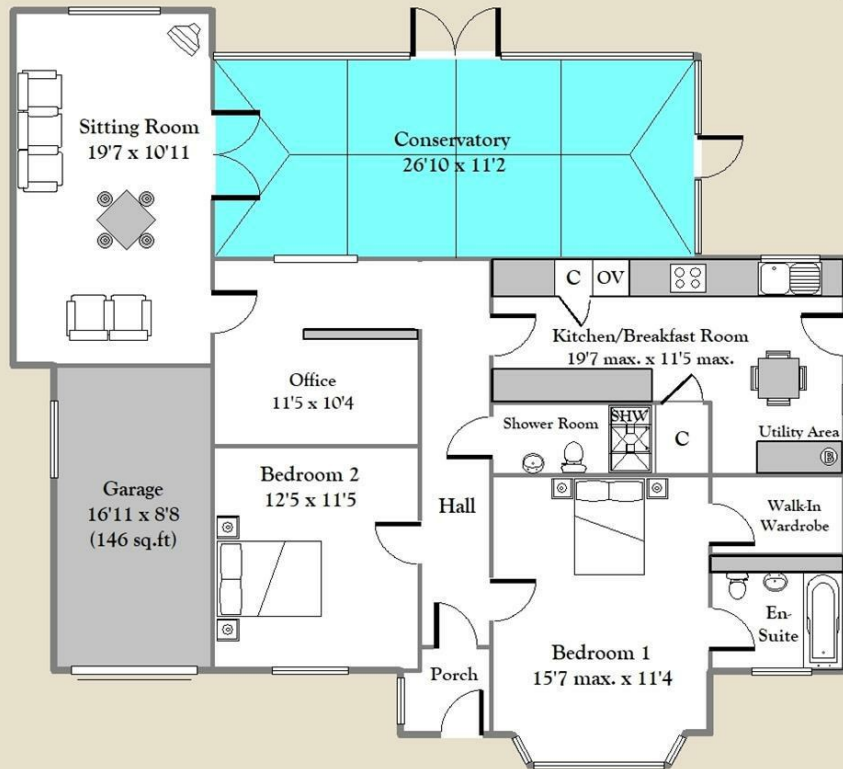
Full results can be sent on request

Council Tax: Band E





# Wendan Road Newbury



**APPROX.GROSS INTERNAL  
FLOOR AREA: 1532 sq.ft (142 sq.m)  
(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.