

# HILLIER & WILSON



Monks Lane, Newbury, RG14 7HE



## Monks Lane, Newbury

A spacious four bedroom detached 1930s family home set back on a popular road in south Newbury and within the catchment area of the highly regarded Falkland and Park House schools. The property is in need of modernisation but offers a versatile living space with a number of reception rooms, a generous plot in excess of a fifth of an acre and the potential to extend (subject to the usual consents). Whilst other benefits include gas central heating, uPVC double glazing, a detached garage with power and large gravel driveway. The ground floor comprises of an entrance hall, a spacious dual-aspect sitting room, family/dining room, W.C., kitchen/breakfast room and a utility room. While upstairs there are three double bedrooms, a further bedroom, family bathroom and a large airing cupboard. Externally, the rear garden is in excess of 100ft long and predominantly laid to lawn with well-established fruit trees and provides access septic tank. Whilst to the front of the property, there is off road parking via the driveway and access to the garage. Monks Lane is conveniently located for the local amenities of Wash Common and Newbury Retail Park, whilst Newbury town centre and mainline railway station are just a short drive away.

\*NO ONWARD CHAIN\*







- FOUR BED 1930s DETACHED FAMILY HOME
- IN NEED OF MODERNISATION
- POTENTIAL TO EXTEND (SUBJECT TO USUAL CONSENTS)
- PLOT IN EXCESS OF A FIFTH OF AN ACRE
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT
  - \*NO ONWARD CHAIN\*

Services:

Mains electric and gas are connected  
Septic tank located in the garden.

EPC: E

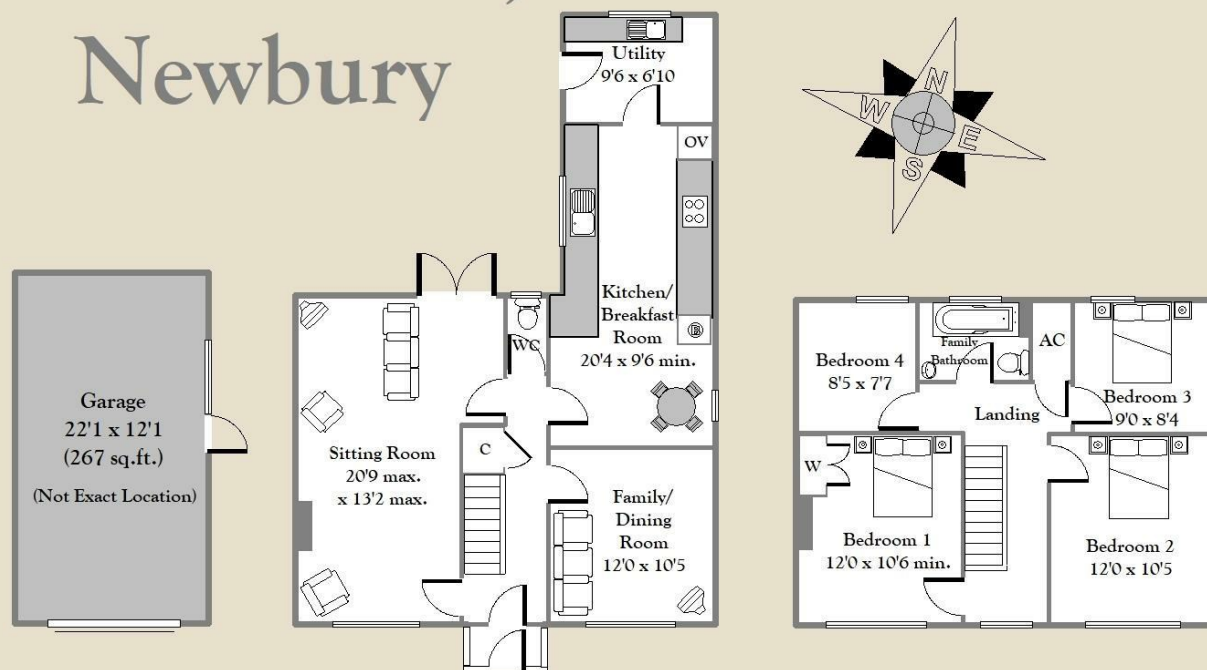
Full results can be sent on request

Council Tax: Band E





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APPROX. GROSS INTERNAL FLOOR AREA 1337 sq.ft. (124 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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