

# HILLIER & WILSON



Enborne Road, Newbury, RG14 6AR

## Enborne Road, Newbury

A charming and substantial four bedroom detached 1930's family home located on a highly sought after residential road on the south side of Newbury that falls within the highly regarded John Rankin and St Barts schools. The property offers spacious living accommodation measuring 2,450 sq.ft in size and sits on a good sized plot measuring approximately ¼ of an acre and benefits from gas central heating, double glazing, summer house/home office and off road parking. The ground floor comprises porch, entrance hall, dining/drawing room, sitting room, garden room, breakfast room, kitchen, office/study, large pantry cupboard, utility, cloakroom and access to the garage. Upstairs, there is a principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom with separate shower. Externally there is a well-maintained rear garden which is mainly laid to lawn with mature hedge borders, a summer house/home office with a veranda and a patio area. To the front of the property there is off road parking via driveway.

COMPLETE ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL ROAD LOCATION
  - SPACIOUS LIVING ACCOMMODATION
- PLOT MEASURING APPROX. 1/4 ACRE
- JOHN RANKIN & ST BARTS CATCHMENT
- COMPLETE ONWARD CHAIN

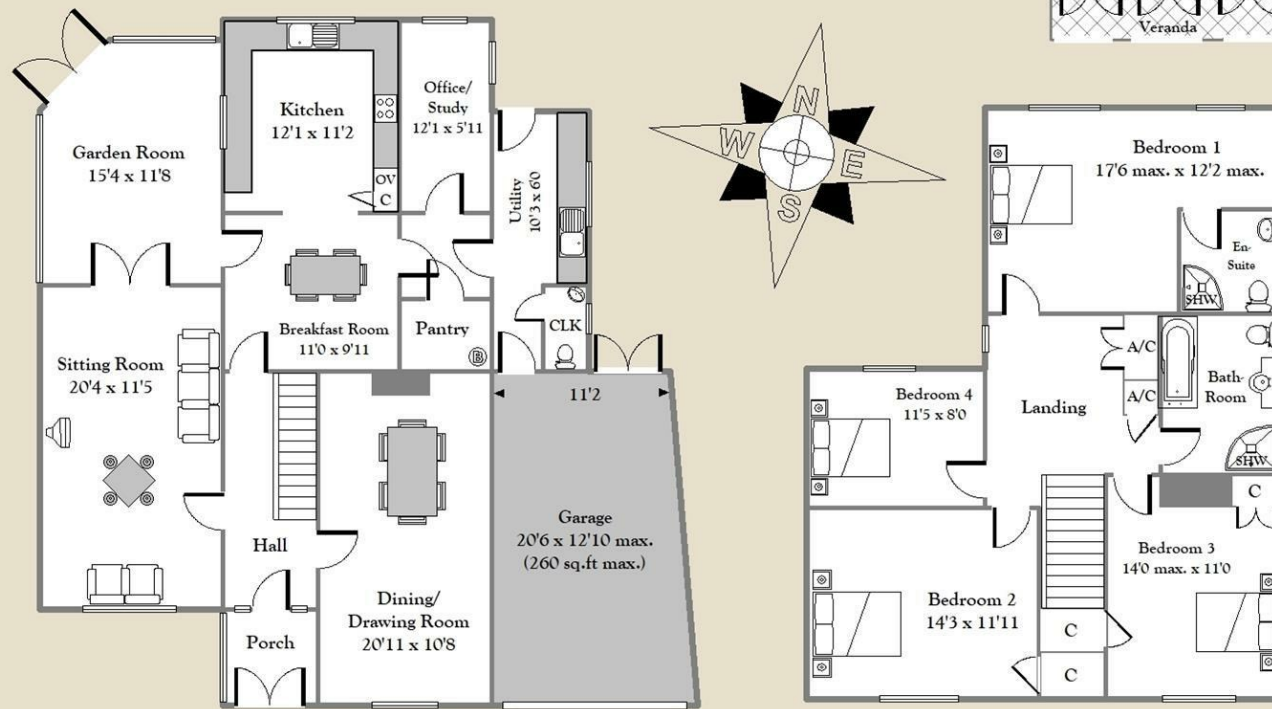
Services:  
Mains services are connected

EPC: Rating D  
Full results can be sent on request

Council Tax: Band F



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APPROX. GROSS INTERNAL FLOOR AREA 2450 sq ft. (227 sq.m.)  
(Including 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.

HILLIER & WILSON

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