

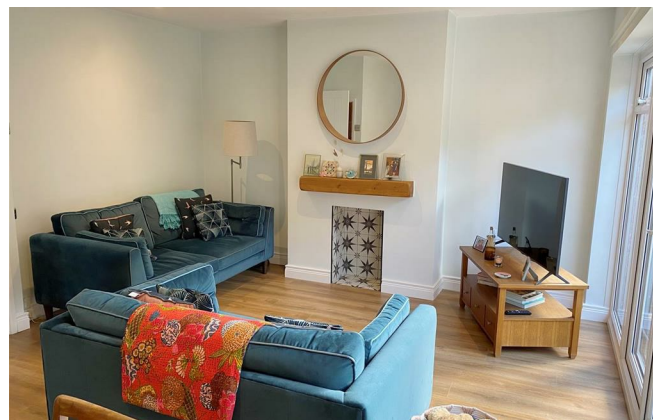
HILLIER & WILSON



Epsom Crescent, Newbury, RG14 7TR

Epsom Crescent, Newbury

A beautifully presented three bedroom family home located in a cul-de-sac on the south side of Newbury. The property has been modernised by the current owners and benefits from gas central heating, uPVC double glazing and a garage in a nearby block. The ground floor comprises entrance hall, cloakroom, modern kitchen, and sitting/dining room with French doors out onto the garden. Upstairs there are three double bedrooms and a modern family bathroom. Externally there is a low maintenance rear garden which is mainly laid to lawn with a patio seating area. The front of the property overlooks a green area and also leads towards the garage in nearby block. Epsom Crescent is conveniently located for Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the house. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour.





- THREE BEDROOM FAMILY HOME
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - MODERNISED BY CURRENT OWNERS
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- OVERLOOKING A GREEN AREA TO THE FRONT
- GARAGE IN A BLOCK NEARBY

Services:

Mains services are connected

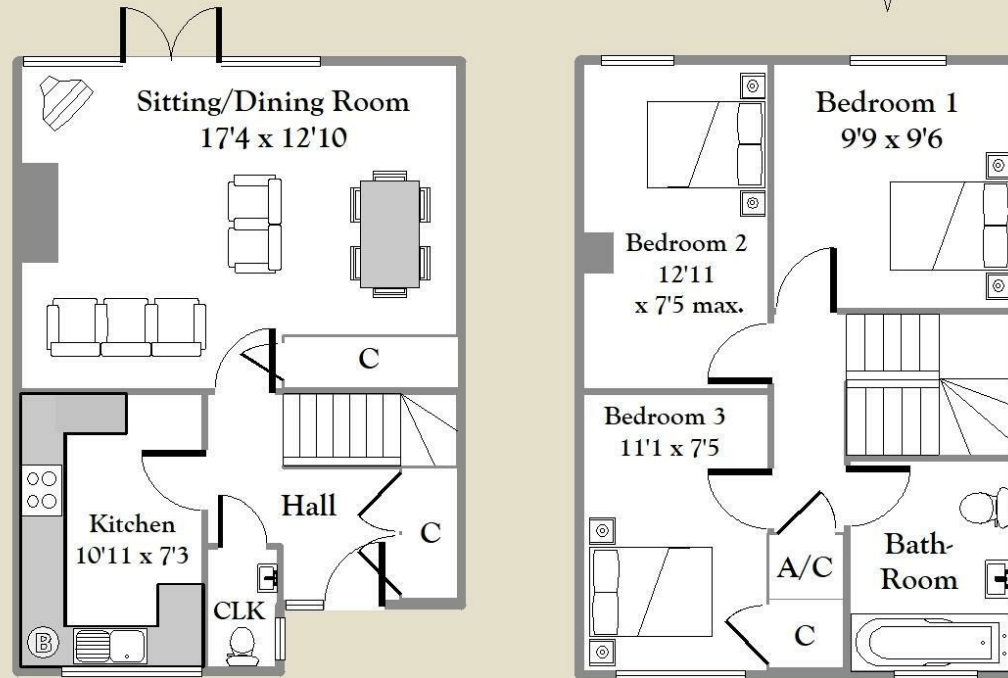
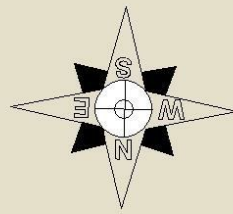
EPC: Rating C

Full results can be sent on request

Council Tax: Band C



Epsom Crescent South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 812 sq.ft. (75 sq.m)
Hillier & Wilson LTD For identification only - Not to scale

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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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