HILLIER & WILSON




Abbey Close, Newbury, RG14 7QY

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Guide Price £500,000

# Abbey Close, Newbury

A beautifully presented and thoughtfully extended three bedroom detached family home featuring a stunning contemporary kitchen and falling within the catchment areas of the highly regarded schools: St John's, St Nic's and St Bart's.

The property benefits from a modern layout, ample off-road parking via a block paved driveway and garage. Other benefits also include gas central heating and uPVC double/triple glazing.

The ground floor comprises an entrance porch, sitting room, dining room and a kitchen/breakfast room which has recently been stylishly remodelled to create a highly functional space with a breakfast bar, pantry and ample space to cook in. Upstairs there are three well-proportioned bedrooms and a family bathroom.

Externally, there is an enclosed rear garden with a patio seating area and a row of trees to the rear offering privacy. While the garage adjoins the property at the front and offers potential to be converted into living space (STTP).

Abbey Close is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.











- THREE BEDROOM DETACHED FAMILY HOME IN SOUTH NEWBURY
- ST BART'S, ST JOHN'S & ST NIC'S SCHOOL CATCHMENT
- STUNNING CONTEMPORARY KITCHEN/BREAKFAST ROOM
- POTENTIAL TO FURTHER EXTEND (STTP)
- POPULAR RESIDENTIAL ROAD
- AMPLE OFF-ROAD PARKING VIA DRIVEWAY & GARAGE

Services: Mains services are connected

EPC Rating: TBC
Full results can be sent on request

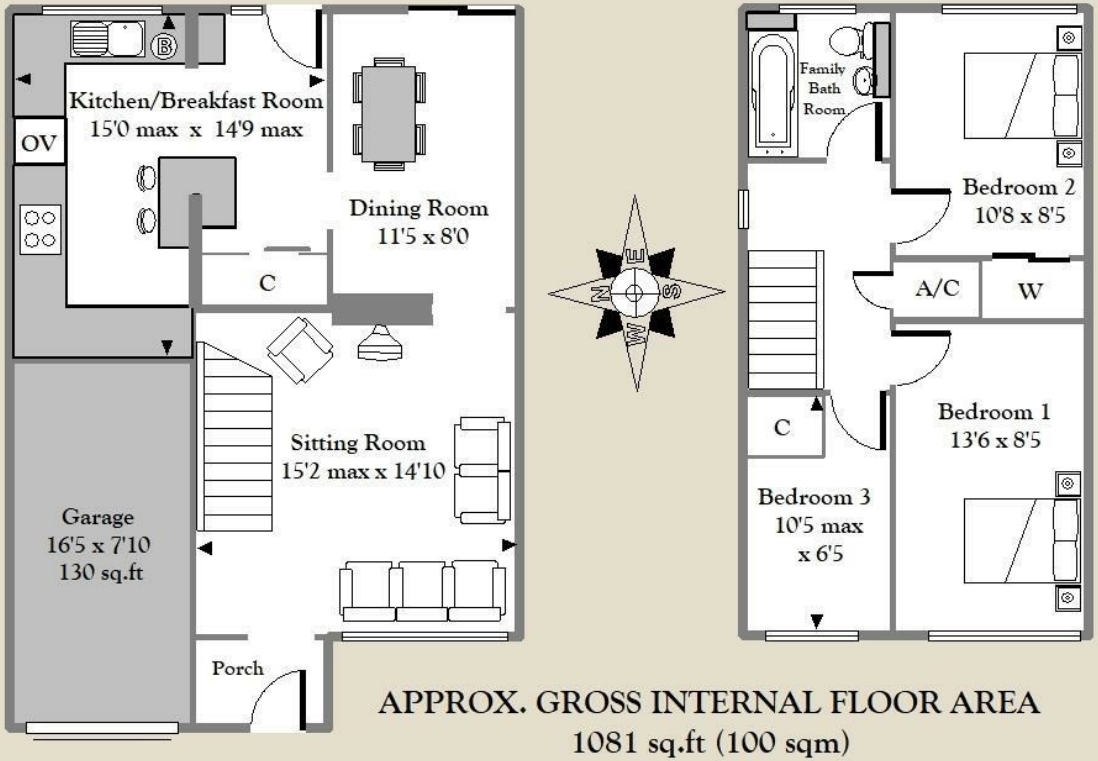
Council Tax: Band E







# Abbey Close, South Newbury




APPROX. GROSS INTERNAL FLOOR AREA
1081 sq.ft (100 sqm)
(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.

