

# HILLIER & WILSON



Greenlands Road, Newbury, RG14 7JU

## Greenlands Road, Newbury

A three bedroom 1930's detached home with many original features, conveniently located in the south of Newbury, just a short walk from Stroud Green. The property offers huge potential to extend and convert and benefits from gas central heating, uPVC double glazing and off road parking. The ground floor comprises porch, entrance hall, sitting room, dining room, kitchen and conservatory.

Upstairs there are three bedrooms, a bathroom and separate W.C. Externally there is a low maintenance rear garden which is mainly laid to lawn, whilst to the front of the property there is a further lawn area and off road parking via driveway. Greenlands Road is located close to Newbury town centre along with the mainline railway station which provides regular direct links to London Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded Park House school.

NO ONWARD CHAIN





- THREE BEDROOM 1930's DETACHED HOME
- POTENTIAL TO EXTEND AND CONVERT (STTC)
- SHORT WALK TO STROUD GREEN FIELD
- PARK HOUSE SCHOOL CATCHMENT
- OFF ROAD PARKING VIA DRIVEWAY
- NO ONWARD CHAIN

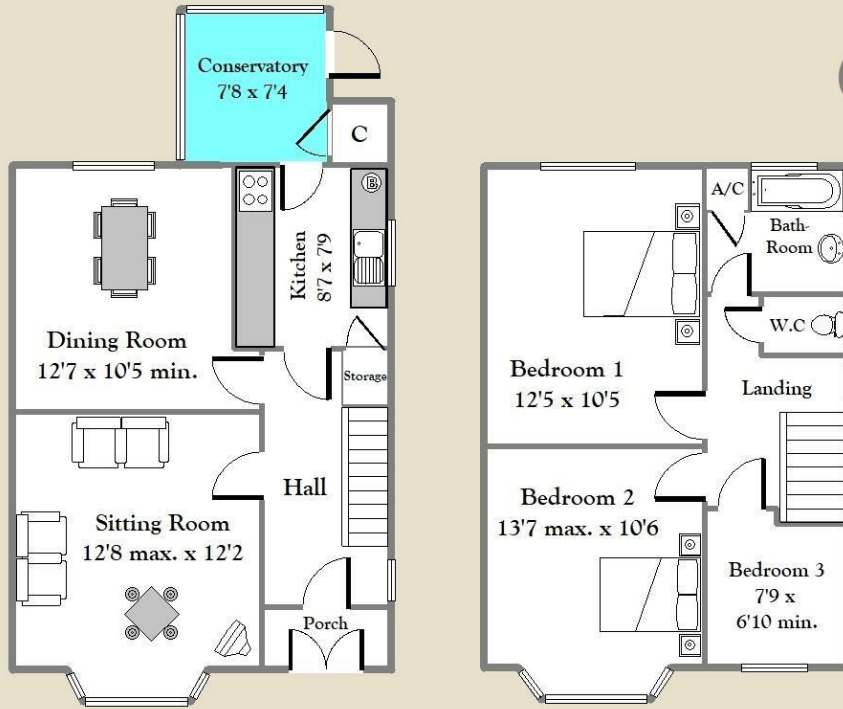
Services:  
Mains services are connected

EPC Rating: D  
Full results can be sent on request

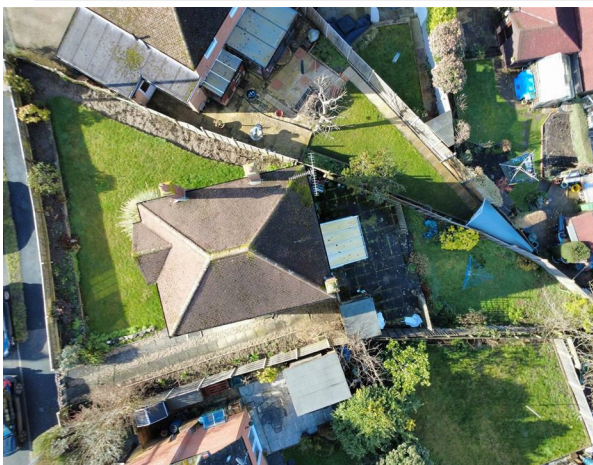
Council Tax: Band E



# Greenlands Road Newbury



APPROX GROSS INTERNAL  
FLOOR AREA 1010 sq.ft. (93 sq.m)  
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.

HILLIER & WILSON

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