

HILLIER & WILSON



Croft Road, Newbury, RG14 7AL

Croft Road, Newbury

A handsome and wonderfully characterful 1930s four bedroom semi-detached family home situated within the catchment areas of the highly regarded schools, St John's, St Nic's and St Bart's. The property has thoughtfully retained many original features including tiled fireplaces, picture rails, stripped wooden floorboards and doors and other benefits include uPVC double glazing and gas central heating. The ground floor comprises of an open storm porch, entrance hallway, downstairs cloakroom, an open plan dining/sitting room with French doors that open out onto the rear garden, kitchen, utility room and a further breakfast/seating area towards the rear of the property. Upstairs comprises of a large landing space, principal bedroom (with an ensuite shower room), three further bedrooms and the family bathroom. Externally, there is a mature private south facing rear garden that is primarily laid to lawn and measures in excess of 100ft. long. Ample off-road parking is provided via a gravel driveway to the front of the property. Croft Road is ideally situated within the south of Newbury with ready access to local amenities in town or at the Retail Park. Newbury mainline railway station provides regular, direct, links to London Paddington within an hour. Travel connections are further improved by easy access to the A4, A34 and M4 via junction 13.





- HANDSOME BAY FRONTED FOUR BED 1930s FAMILY HOME
 - CHARACTER FEATURES THROUGHOUT
 - ST JOHN'S, ST NIC'S & ST BART'S SCHOOL CATCHMENT
 - OFF-ROAD PARKING VIA GRAVEL DRIVEWAY
 - SOUTH FACING REAR GARDEN MEASURING IN EXCESS OF 100FT.
 - EASY ACCESS TO NEWBURY TOWN CENTRE, RAILWAY STATION & RETAIL PARK
- Services: Mains services are connected

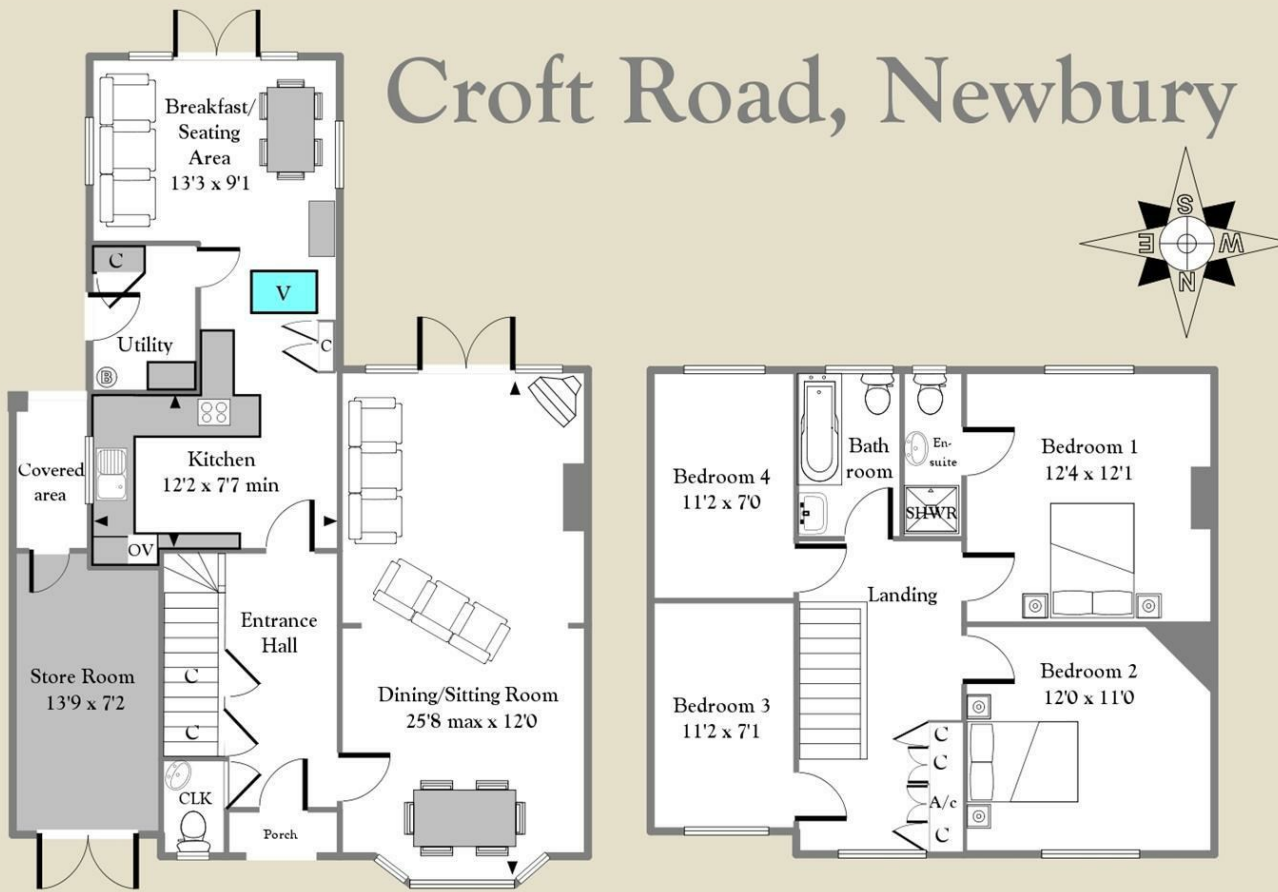
EPC Rating: TBC

Full results can be sent on request

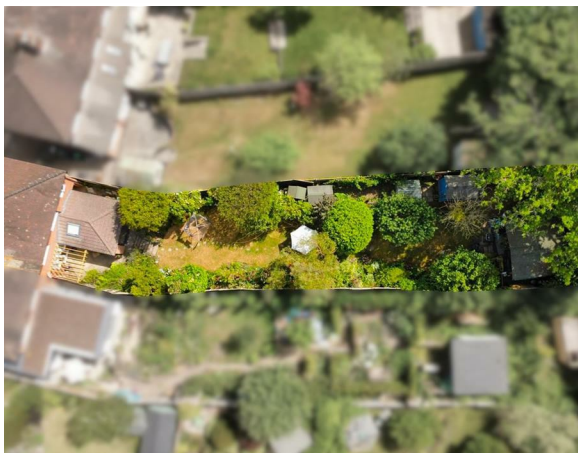
Council Tax Band: D



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APPROX. GROSS INTERNAL FLOOR AREA 1503 sq.ft (139sqm) (INCLUDING STORE ROOM)
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.

