

HILLIER & WILSON



Sutherlands, Newbury, Wash Common, RG14 7RL

Sutherlands,

A substantial four bedroom detached family home located in a cul-de-sac within a sought after area of south Newbury. The property offers potential to extend and convert (subject to usual consents) and boasts a generous corner plot, whilst other benefits include gas central heating, double glazing, double garage and off road parking. The ground floor comprises entrance hall, cloakroom, kitchen, utility/porch and a large sitting/dining room with sliding doors out onto the garden. Upstairs there are four double bedrooms and a family shower room. Externally there is a well maintained, enclosed south easterly facing rear garden which is mainly laid to lawn with mature tree/hedge borders, a patio area and a lawn that wraps around to the side of the property. To the front of the property there is access to the garage and off road parking via driveway. Sutherlands is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. It also falls within the catchment area of the well-regarded Falkland and Park House schools.

NO ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- POTENTIAL TO EXTEND & CONVERT (STTC)
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- GENEROUS CORNER PLOT
- DOUBLE GARAGE & DRIVEWAY PARKING
- NO ONWARD CHAIN

Services:

Mains services are connected

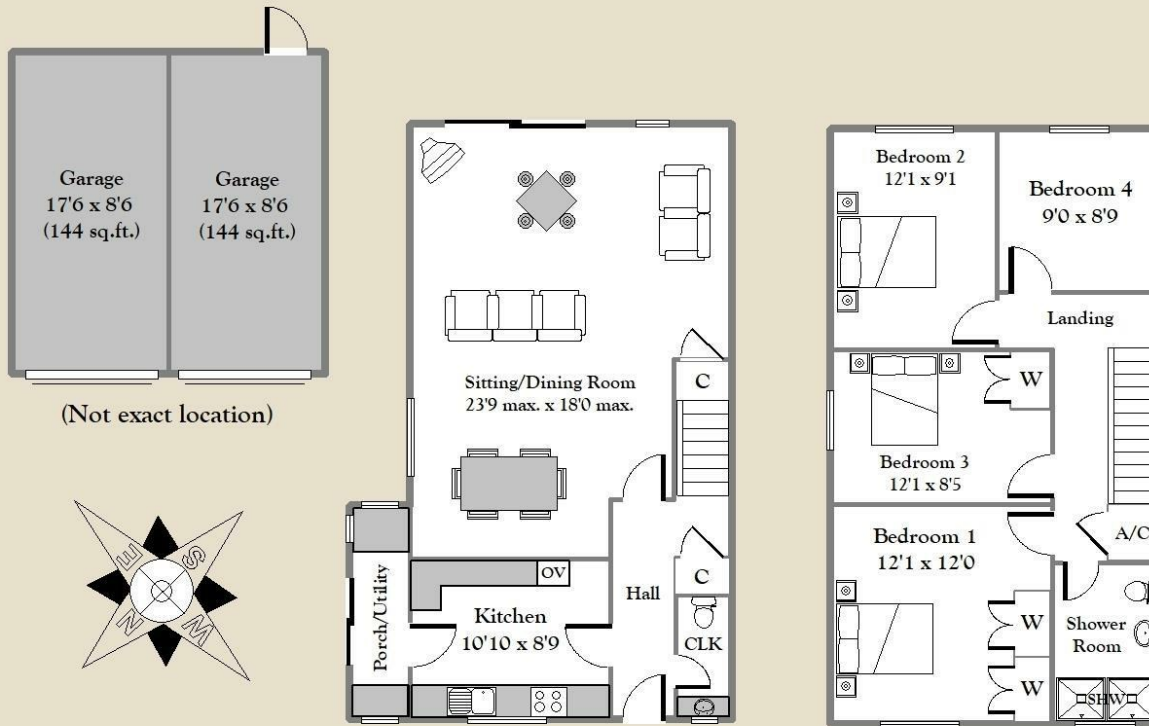
EPC: Rating TBC

Full results can be sent on request

Council Tax: Band E



Sutherlands, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1,238 sq ft. (115 sq.m.) (Excluding 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.

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk

