

HILLIER & WILSON

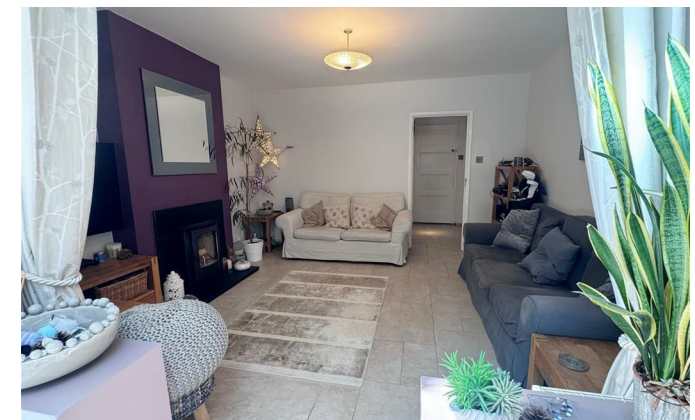


Three Acre Road, Newbury, RG14 7AN

Three Acre Road, Newbury

A beautifully presented four bedroom semi-detached family home located in a popular area on the south side of Newbury, within the catchment area of the highly regarded St Johns and St Barts schools. The property boasts a generous corner plot and offers potential to extend and convert the loft (subject to the usual consents) whilst other benefits include gas central heating, uPVC double glazing and a garage nearby. The ground floor comprises porch, entrance hall, sitting room with log burner, dining room, garden room with underfloor water heating, kitchen, utility room with storage, and a W.C. Upstairs there are four double bedrooms (two of which have built-in wardrobes), a shower room and a cloakroom.

Externally there is an enclosed rear garden which is mainly laid to lawn with mature plant and tree borders, along with a patio seating area. There is also a garage located nearby. Three Acre Road is ideally located close to Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.





- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING GARDEN ROOM WITH UNDERFLOOR HEATING
- GENEROUS CORNER PLOT
- GARAGE LOCATED NEARBY
- ST JOHNS & ST BARTS SCHOOL CATCHMENT

Services:

Mains services are connected

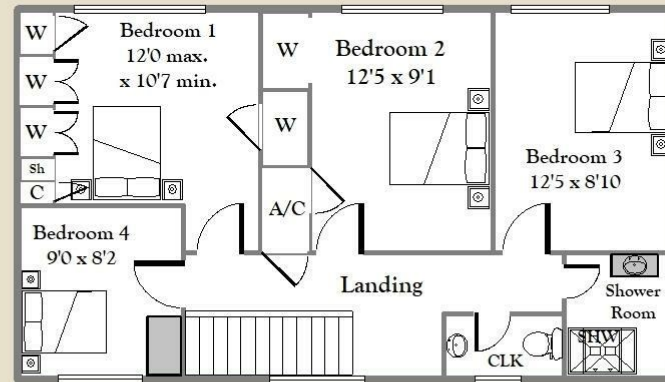
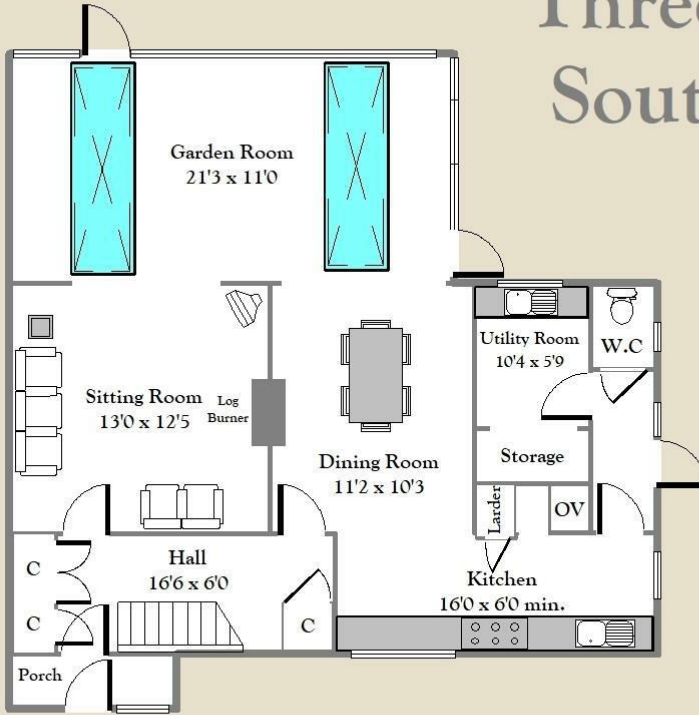
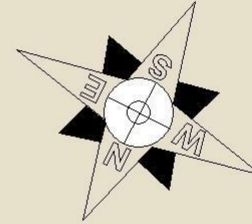
EPC: Rating C

Full results can be sent on request

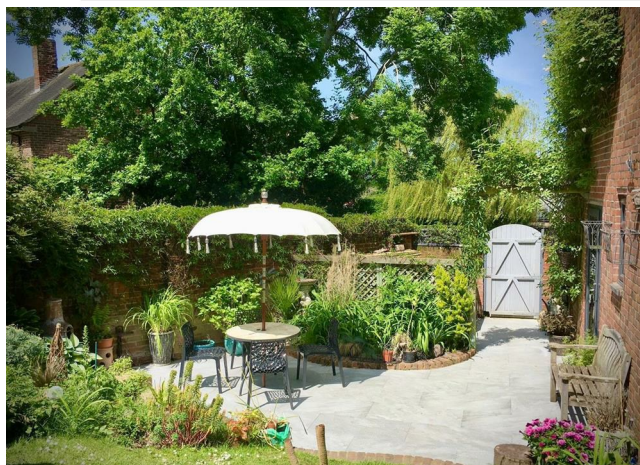
Council Tax: Band D



Three Acre Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1529 sq.ft. (142 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.

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk

