

# HILLIER & WILSON



Andover Road, Newbury, RG14 6PN



Tel: 01635 522044

Email: Sales@hillierandwilson.co.uk

Guide Price £625,000

## Andover Road, Newbury

A rare opportunity to acquire this substantial three bedroom semi-detached 1930s family home on the south side of Newbury that falls within the catchment area of the highly regarded Falkland and Park House schools.

The property boasts character features throughout and benefits from open fire places, off road parking and a double length garage with a workshop, generous garden, two further outbuildings, gas central heating and uPVC double glazing.

The downstairs comprises of an impressive entrance hallway, kitchen with separate larder, dining room, sitting room and downstairs cloakroom. Upstairs, the property offers three generously proportioned bedrooms all with large built-in wardrobes and two with vanity units/sinks, and a bathroom with a separate w/c.

Externally, the driveway allows parking for multiple vehicles to the rear of the property there is also an additional double length garage with a workshop, a generous garden with two further outbuildings.

Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded Falkland and Park House schools.







- 1930S THREE BEDROOM FAMILY HOME
- CHARACTER FEATURES THROUGHOUT
- OFF ROAD PARKING VIA DRIVEWAY AND DETACHED GARAGE WITH A WORKSHOP
- SOUGHT AFTER RESIDENTIAL AREA
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- GENEROUS GARDEN

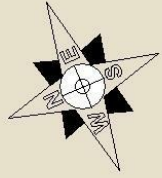
Services: Mains services are connected

EPC: D Full results can be sent on request

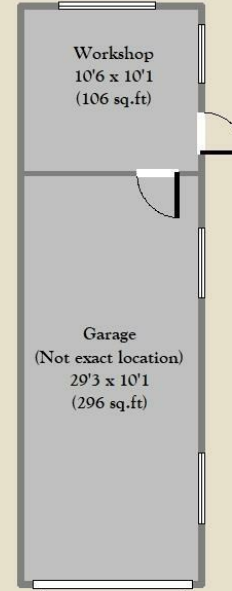
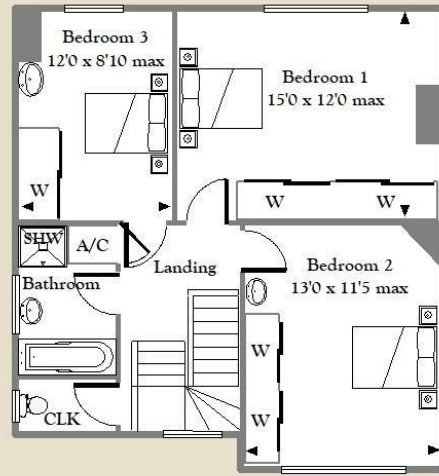
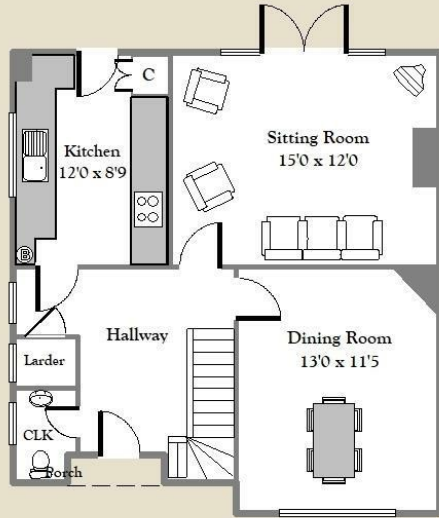
Council Tax Band: E







# Andover Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1251 sq.ft (116 sqm) not including Garage and Workshop  
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.

