

# HILLIER & WILSON



Dalby Crescent, Newbury, RG14 7LB

## Dalby Crescent, Newbury

**\*\*CLOSED ONWARD CHAIN\*\*** An immaculately presented three bedroom semi-detached bungalow located on a quiet residential cul-de-sac offering a fantastic opportunity to extend STPP. The property benefits from E.V. charger, gas central heating, uPVC double glazing, garage off road parking. The ground floor of the property comprises of an entrance hall, three double bedrooms, family bathroom, and an open plan kitchen/diner/living area. The property has planning permission for a loft conversion. Externally, there is driveway parking for several vehicles and a garage. To the rear of the property is a lovely low maintenance garden with a court yard perfect entertaining guests. Dalby Crescent falls within catchment of the well regarded Park House secondary school. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway.



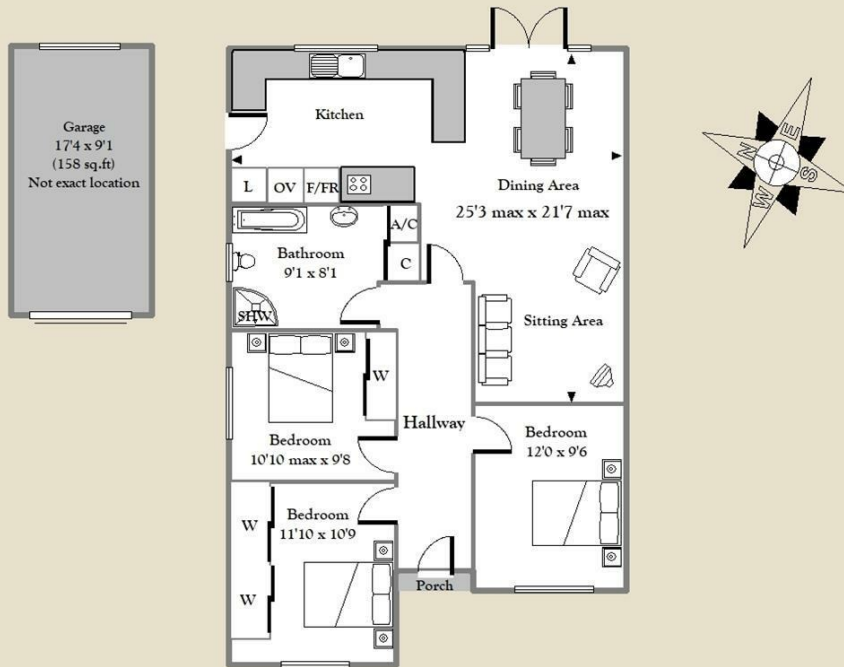


- MODERNISED THROUGHOUT
  - THREE BEDROOMS
- PLANNING PERMISSION TO CONVERT LOFT SPACE
  - DRIVEWAY PARKING
  - PARK HOUSE SCHOOL CATCHMENT
    - EV CHARGER
  - uPVC DOUBLE GLAZING
  - CLOSED ONWARD CHAIN

Services: Mains services are connected  
EPC: C  
Council Tax Band: D



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APPROX. GROSS INTERNAL FLOOR AREA. 904 sq.ft (84 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.

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