HILLIER & WILSON



Pyle Hill, Newbury, RG14 7JJ

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Guide Price £545,000

Pyle Hill, Newbury

NO ONWARD CHAIN

A fantastic opportunity to acquire a gorgeous 1930s three bedroom semi-detached family home located near to Stroud Green with easy access into Newbury town centre and mainline railway station.

The property benefits from an easterly facing garden well in excess of 150ft long, a recently refurbished bathroom, cloakroom and shower room, potential to further extend (STPP), driveway parking for multiple vehicles, whilst other benefits include gas central heating and uPVC double glazing.

The ground floor consist of an entrance hall, sitting room flowing through into the dining room, kitchen, downstairs cloakroom, separate utility room and shower room. Upstairs comprises two double bedrooms with fitted wardrobes, a further bedroom and a family bathroom.

Externally, the property offers off street parking via a driveway, an easterly rear facing garden in excess of 150ft with a patio, an outbuilding, and summer house, mainly laid to lawn, boarded by mature hedges.

Pyle Hill sits beside Stroud Green field which is ideal for dog walking, and also Newbury town centre is just a short distance away, along with the mainline railway station which provides regular direct links to London Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded Park House School.









- 1930s THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POTENTIAL TO FURTHER EXTEND (STPP)
- REFURBISHED AND MODERN BATHROOM, SHOWER ROOM AND CLK
- OFF STREET PARKING VIA DRIVEWAY
- GARDEN IN EXCESS OF 150FT LONG
- **NO ONWARD CHAIN**

Services: Mains services are connected

EPC: C Full results can be sent on request

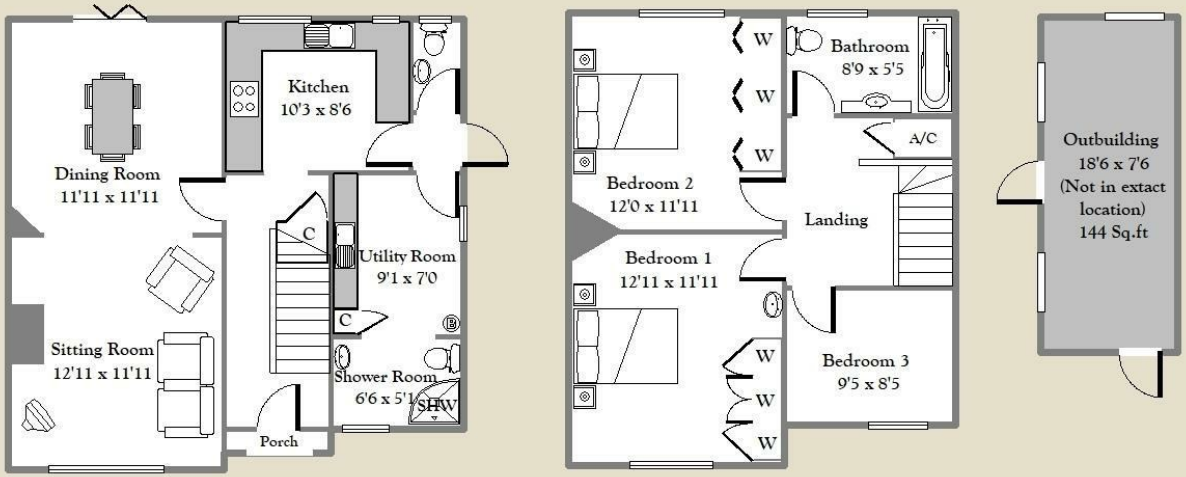
Council Tax Band: E







Pyle Hill, Newbury



APPROX TOTAL GROSS FLOOR AREA 1,178 sq.ft (109 sq.m)
(Not including outbuilding)
For identification only - Not to Scale - Hillier and 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.

