HILLIER & WILSON



Essex Street, Newbury, RG14 6QS

Essex Street, Newbury

A beautifully presented extended four bedroom family home with convenient access to nearby amenities and falling within the catchment area of St Bart's and John Rankin schools.

The property is ideally located with walking routes across nearby historic battle fields and benefits from a private rear garden that measures approximately 100 ft. long, off-road parking, and a garden workshop with power. Other benefits also include gas central heating and uPVC double glazing.

The ground floor comprises a porch, sitting room, a large open-plan kitchen/breakfast room, utility room, shower room and a family room. Upstairs, there are four well-proportioned bedrooms and a family bathroom.

Externally there is a private rear garden that is mainly laid to lawn and features a garden workshop and patio. To the front of the property is a block paved driveway which provides parking for a couple of vehicles.

Essex Street is ideally located for the local amenities of Wash Common whilst also being just a short drive from Newbury town centre and mainline railway station, which provides regular direct links to London, Paddington taking less than an hour.

CLOSED ONWARD CHAIN









- BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/BREAKFAST ROOM
- ST BART'S & JOHN RANKIN SCHOOL CATCHMENT
- NEARBY WALKING ROUTES ACROSS HISTORIC BATTLE FIELDS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- *CLOSED ONWARD CHAIN*

Services: Mains services are connected

EPC Rating: C
Full results can be sent on request

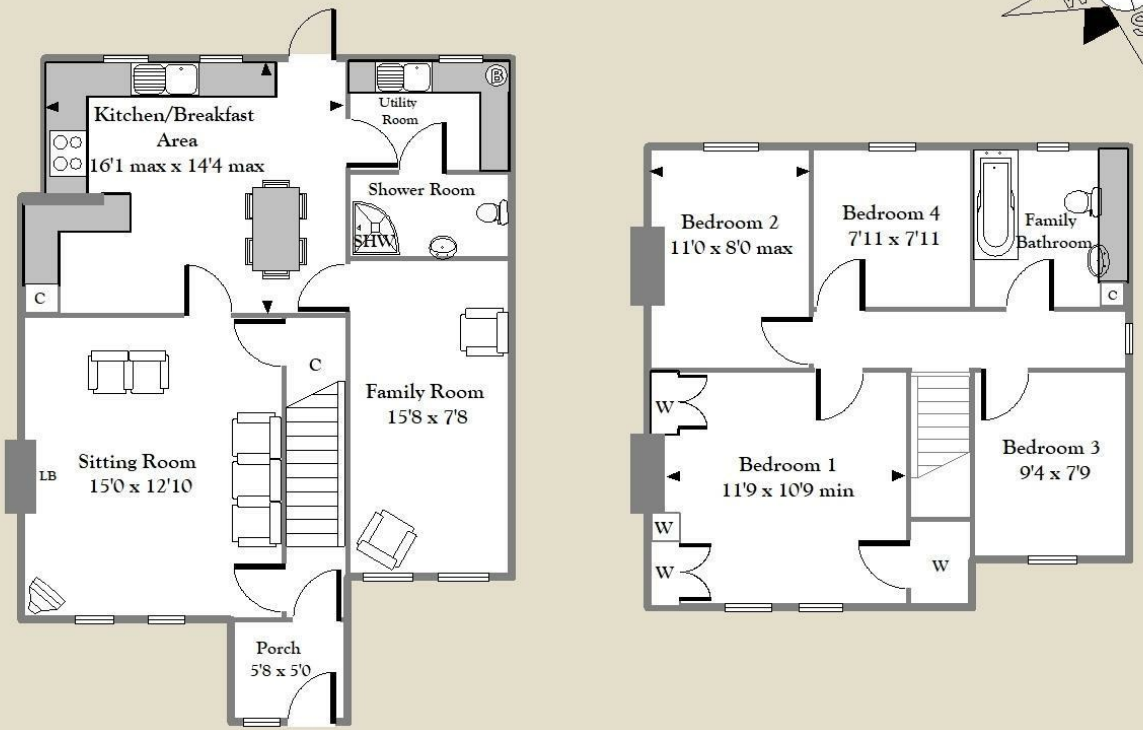
Council Tax Band: C







Essex Street, Wash Common



APPROX. GROSS INTERNAL FLOOR AREA 1284 sq.ft. (119 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.

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