HILLIER & WILSON

Westmead Drive, Newbury, RG14 7DJ

Westmead Drive Newbury

A surprisingly spacious and well-presented four bedroom detached family home located in a sought after cul-de-sac on the south side of Newbury that falls within the catchment area of the highly regarded St Johns & St Barts schools. The property offers versatile living accommodation measuring 2,447 sq.ft with potential for annex usage, whilst other benefits include elevated views over Newbury, gas central heating, uPVC double glazing, double garage with inspection pit and off road parking. The ground floor accommodation comprises entrance hall, sitting room with log burner, dining room, kitchen/breakfast room, orangery/garden room (with underfloor heating); it then leads through to a potential annex area that consists of hall, bedroom with built-in wardrobes, office, utility room and bathroom. Upstairs there is a principal bedroom with en-suite shower room and a walk-in wardrobe, two further bedrooms (one with large storage cupboard), a large storage space currently used as a sewing room, a family bathroom and an airing cupboard with ample storage. Externally there is a well-kept garden which has a patio seating area, then steps down onto a lawn area which extends around to the side, where you will find a further patio seating area. To the front of the property there is off road parking via driveway. Westmead Drive is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- ANNEX POTENTIAL WITHIN THE PROPERTY
- GENEROUS SIZED CORNER PLOT
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- LARGE DOUBLE GARAGE & DRIVEWAY PARKING

Services:
Mains services are connected

EPC: Rating C
Full results can be sent on request

Council Tax: Band F

Westmead Drive, Newbury

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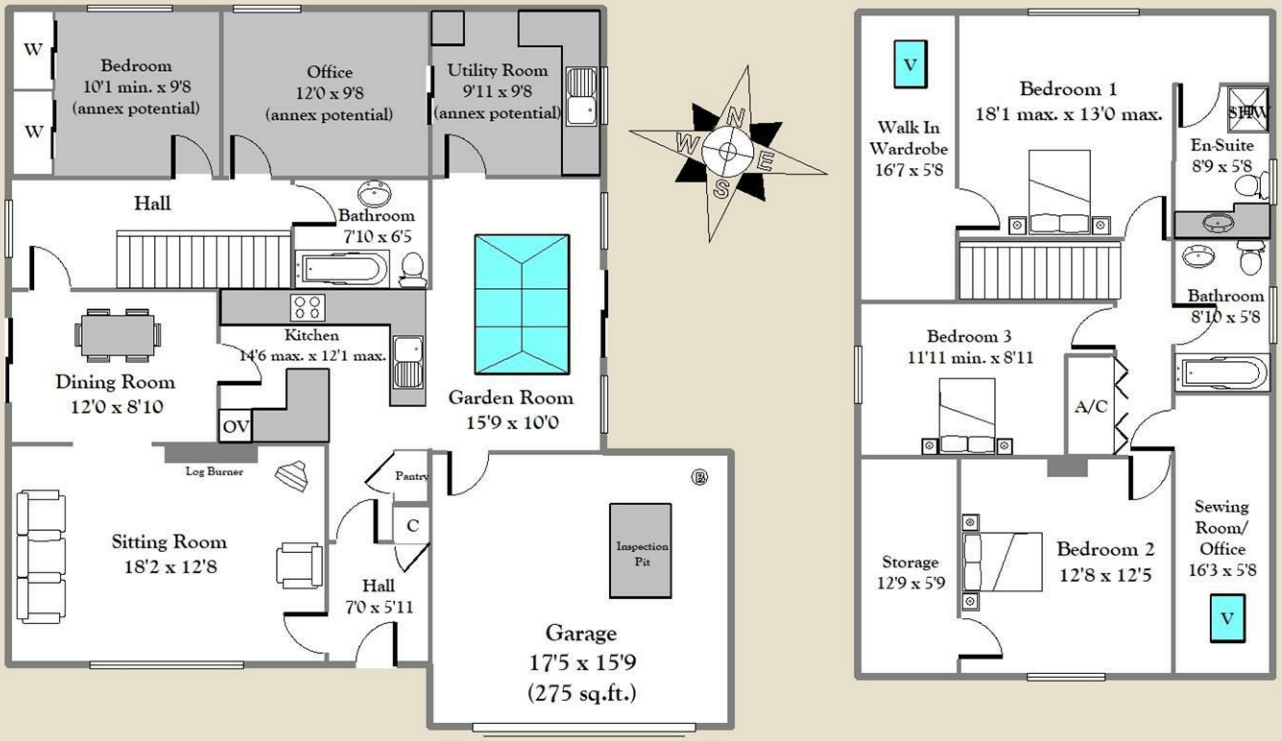

APPROX. GROSS INTERNAL FLOOR AREA 2447 sq.ft. (227 sq.m) (Including Garage)
For identification only (Not to Scale) - Hillier & Wilson LTD

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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