HILLIER & WILSON



Highfield Road, Newbury, RG14 7AQ

Highfield Road, Newbury

A wonderfully characterful 1930s bay-fronted three bedroom family home, nestled on a quiet cul-de-sac comprised of similar period properties that falls within the catchment areas of St John's, St Nic's and St Bart's.

The property benefits from an abundance of period features in keeping with the age of the property (doors, picture rails, windows and flooring), a south facing rear garden and an outbuilding with power, light and water. Other benefits include gas central heating and a mixture of the original windows and uPVC double glazing.

The ground floor comprises of a sheltered storm porch, entrance hall, sitting room, dining room, kitchen/breakfast room and a sun room. Upstairs there are two generously sized double bedrooms, a family bathroom and a versatile third bedroom that could be used as a home office.

Externally, the private south facing rear garden is primarily laid to lawn and bordered by a variety of mature bushes and trees. The garden also features a pond and patio seating area and provides access to the outbuilding which has a utility area, W.C. and ample storage space. To the front of the property is a neat front garden with off-road parking provided via a gravel driveway.

Highfield 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.

NO ONWARD CHAIN









- CHARACTERFUL 1930s BAY-FRONTED FAMILY HOME
- ST JOHN's, ST NIC's & ST BART's SCHOOL CATCHMENT
- ABUNDANCE OF PERIOD FEATURES
- SOUTH FACING REAR GARDEN
- OFF-ROAD PARKING
- **NO ONWARD CHAIN**

Services:
Mains services are connected

EPC Rating: D
Full results can be sent on request

Council Tax Band: D







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APPROX. GROSS INTERNAL FLOOR AREA 1001 sq.ft. (93 sq.m.) (Excluding Outbuilding)
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.

HILLIER & WILSON
Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044
Email: sales@HillierandWilson.co.uk