



**15 SANDLEFORD LANE**

Guide Price £485,000

**Carter Jonas**



## 15 SANDLEFORD LANE GREENHAM RG19 8XQ

- Newbury town and mainline station 1 mile  
- M4 (J13) and A34 3 miles

Entrance hall · impressive kitchen/breakfast room · 4 bedrooms including principal with ensuite · 3 modern bathrooms · garage and allocated parking · lovely garden · double glazing · lovely location overlooking an area of green · excellent condition throughout · Energy Rating C

### SITUATION

The house is very well located in a row of smart town houses overlooking a lovely area of Green to the front. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

A beautifully presented 4 bedroom townhouse with a pleasant green outlook, garage and parking. Presented to an excellent standard throughout, offering flexible family accommodation, with refitted bathrooms and kitchen. Entrance hall, ground floor bedroom with jack and jill ensuite shower room, study/family room with French doors to the garden and useful utility room with rear access. Quality refitted first floor kitchen/breakfast room offering an array of fitted cupboards, integrated appliances and large breakfast bar. Sitting/dining room with Juliet balcony overlooking the green to the front.

**AN IMPRESSIVE TOWNHOUSE WITH UP TO 4 BEDROOMS WITH A PLEASANT GREEN OUTLOOK, GARAGE AND PARKING. THE PROPERTY ALSO BENEFITS FROM REFITTED KITCHEN AND BATHROOMS AND IS AVAILABLE CHAIN FREE.**



The top floor offers a further ensuite bedroom with wardrobes and a good size principal bedroom with wardrobes and bathroom with shower and bath.

### **OUTSIDE**

Enclosed landscaped garden with access to the garage (with electric door) and allocated parking.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected, gas central heating

**Local Authority:** West Berkshire Council – 01635 551111

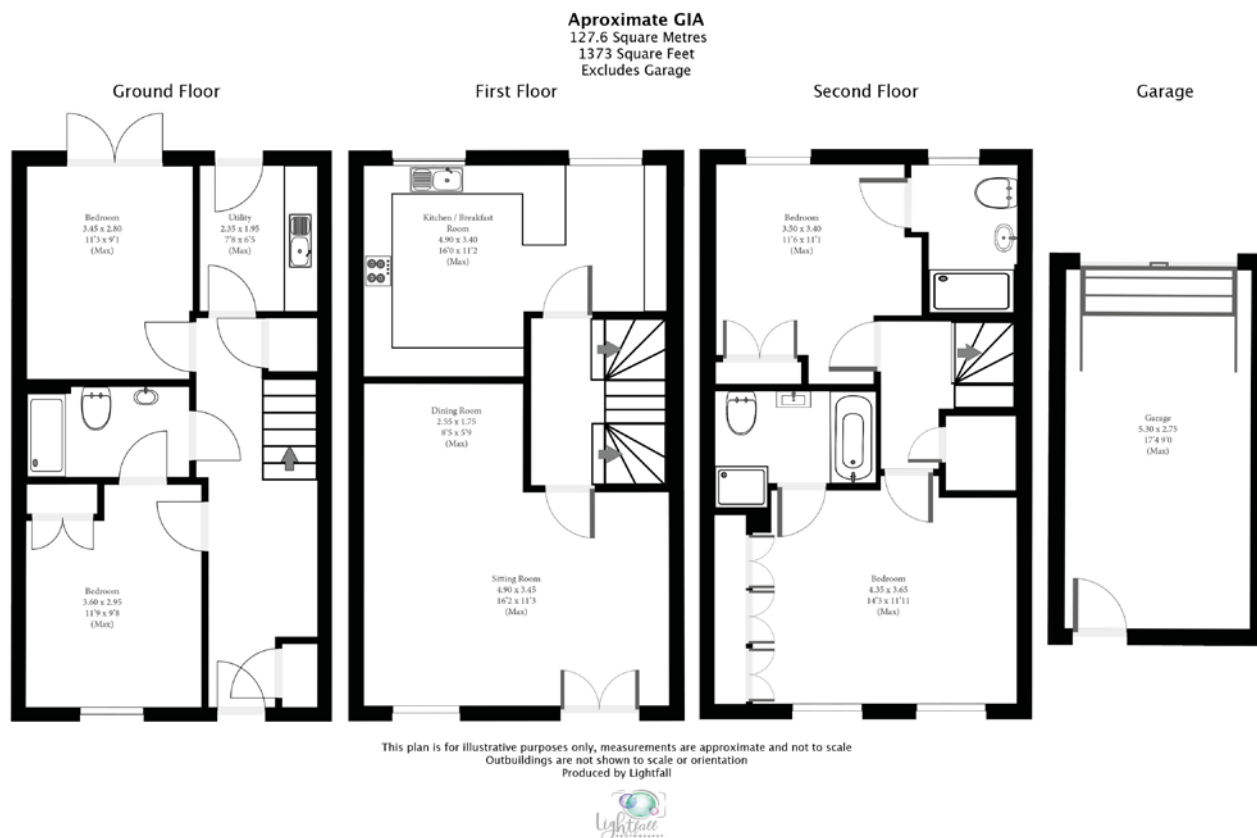
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office  
01635 263010

**Directions:** Please use postcode RG19 8XQ







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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