



15 SANDLEFORD LANE

Guide Price £510,000

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

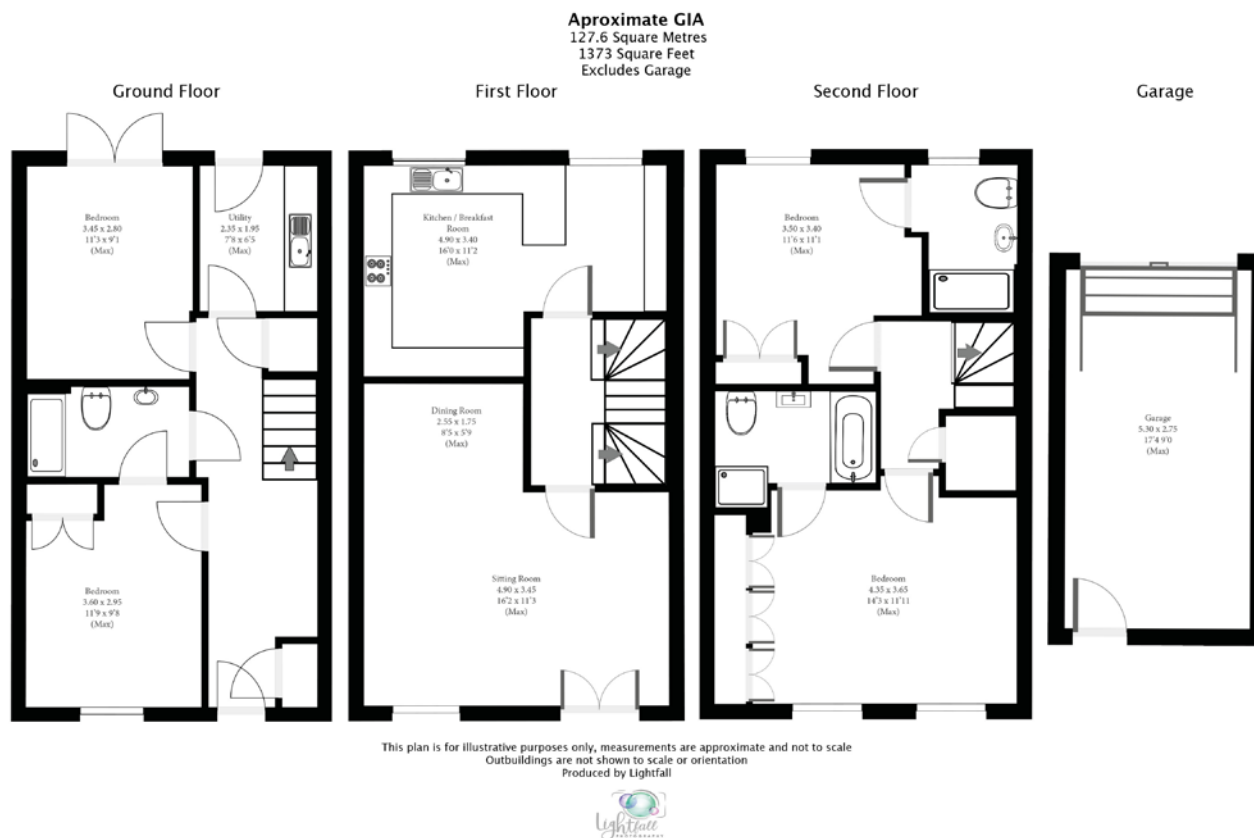
Local Authority: West Berkshire Council – 01635 551111

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		

Newbury 01635 263000
newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk
Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.