

HILLIER & WILSON



Sandleford Lane
South Newbury

Sandleford Lane Newbury Berkshire RG19 8XW

An immaculately presented three/four bedroom town house, with a very convenient location in south Newbury close to Newbury Retail Park and Tesco superstore. The property benefits from a high specification, gas central heating, uPVC double glazing, three bathrooms, off road parking and garage. The ground floor comprises entrance hall, utility room, a double bedroom/study/family room with French doors to the garden and a further double bedroom with fitted wardrobe and en-suite Jack and Jill shower room. On the first floor is the stunning kitchen with granite work surfaces, open plan dining area and sitting room with Juliette balcony. On the top floor is the spacious master bedroom with fitted wardrobes and an en-suite bathroom and a second spacious double bedroom with fitted wardrobe and en-suite shower room. Externally, there is off road parking at the front and rear of the house, there is an enclosed rear garden with decked seating area, lawn and gated access to the parking behind the house. There is also a garage at the bottom of the garden. Sandleford Lane has excellent local amenities nearby whilst Newbury town centre and mainline railway station are just a short drive away.

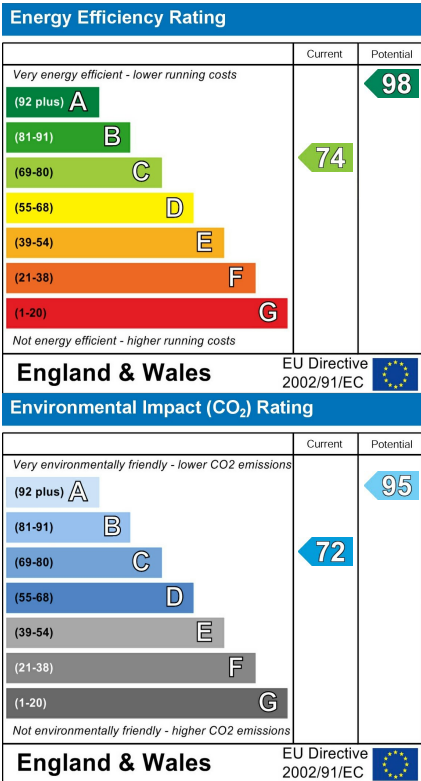
Services:
Mains services are connected.

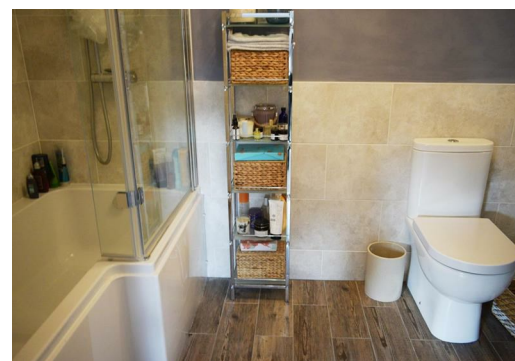
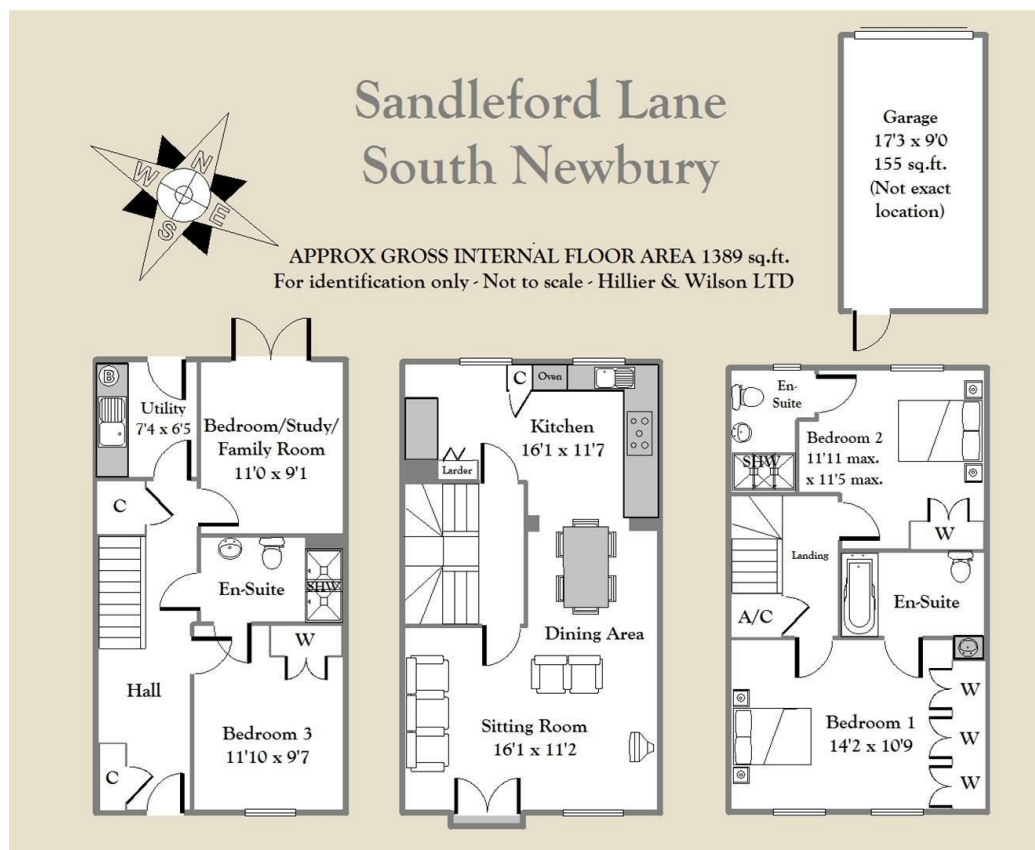
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the office of Hillier & Wilson proceed along Newtown Road at the roundabout go straight ahead up Old Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over two roundabouts. At the third roundabout turn right into Deadmans Lane then left into Sandleford Lane, then take the first right and the property is located on the right.





Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

