

HILLIER & WILSON



Sandown Way, Newbury, RG14 7SD

Sandown Way Newbury

A beautifully presented three bedroom family home located in a popular area on the south side of Newbury. The property is offered in immaculate order and benefits from gas central heating, uPVC double glazing and off road parking. The ground accommodation comprises porch, cloakroom, office/gym, sitting room/dining room, kitchen and a utility area. Upstairs there are three double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally there is a low maintenance, south westerly facing rear garden with plant borders and a patio seating area. To the front of the property, there is off road parking via driveway and access to a part garage, used for storage. Sandown Way is conveniently located for Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the house. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour.





- THREE BEDROOM FAMILY HOME
 - BEAUTIFULLY PRESENTED THROUGHOUT
- POPULAR LOCATION IN SOUTH NEWBURY
- OFFICE/GYM/PART GARAGE
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING VIA DRIVEWAY

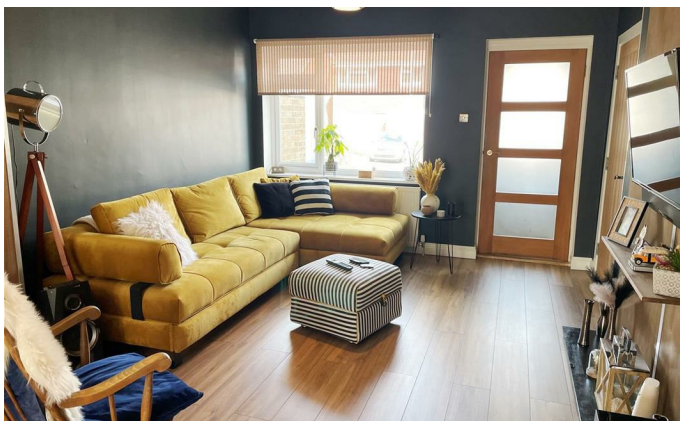
Services:

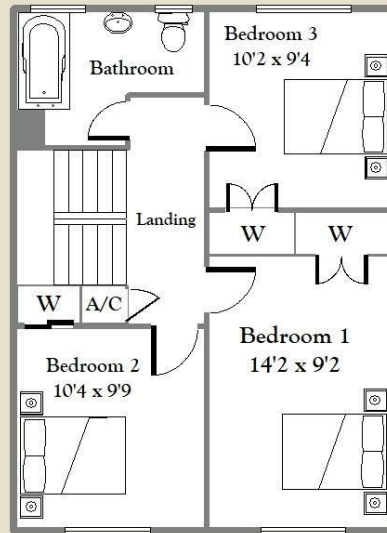
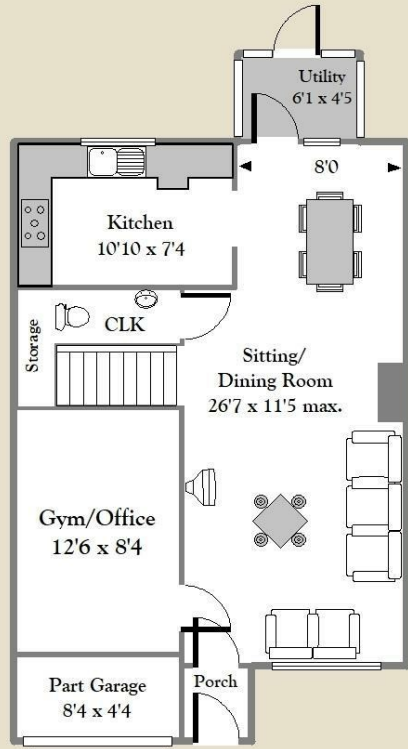
Mains services are connected

EPC: Rating D

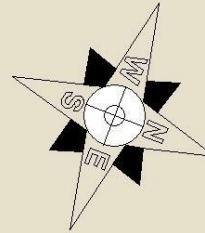
Full results can be sent on request

Council Tax: Band C





Sandown Way Newbury



APPROX. GROSS INTERNAL
FLOOR AREA 1199 sq.ft. (111 sq.m)
(Including Gym/Office/Part 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.