

9 Sandleford Lane, Greenham, Thatcham, Berkshire, RG19 8XQ

Freehold

Guide Price **£395,000**

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A fantastic opportunity to purchase a well-presented home in the popular area of Greenham, offering spacious accommodation, a modern kitchen, enclosed rear garden, garage and private parking to the rear. Ideally positioned for local amenities and transport links.

- Attractive, extended end-of-terrace home
- Entrance hall and cloakroom
- Spacious living room with bay window
- Extended kitchen/dining room
- Fantastic family room with bi-fold doors
- Decked terrace and enclosed rear garden
- Three well-proportioned bedrooms
- Master bedroom with recently en-suite
- Overlooking green to the front
- Garage parking space

SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, as well as the award-winning Victoria Park which has excellent visitor facilities, and much historical interest nearby, at Donnington Castle and Highclere Castle (of Downton Abbey fame). There are plenty of stunning walking and cycling trails, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

This beautifully extended and improved end-of-terrace home offers bright and spacious accommodation. The welcoming entrance hall leads to a cloakroom and an attractive living room with bay window, which in turn opens to an inner hallway with staircase and an impressive extended kitchen/dining room. Featuring extensive fitted units and ample space for dining, this leads through to a fantastic family room with bi-fold doors opening onto the decked terrace and rear garden. Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom with a modern fitted en-suite shower room, and a family bathroom.











OUTSIDE

The property enjoys a particularly pleasant position, overlooking an attractive grassed green to the front. To the rear, there is a garage with private parking and convenient access to the garden. The rear garden is a real highlight, featuring a raised decked seating area directly adjoining the house, with steps leading down to an attractive artificial lawn. The garden is fully enclosed, enjoys a desirable southerly aspect and provides an excellent space for outdoor relaxation and entertaining.

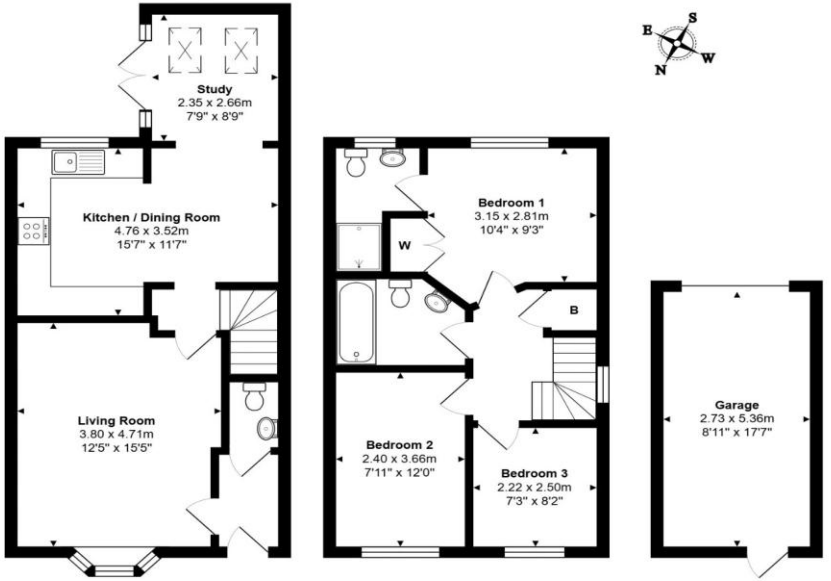
SERVICES & MATERIAL INFORMATION

All mains services are connected and the property operates on gas fired central heating.
EPC rating: C
Council tax band: D

What3words: jumped.successes.preoccupied



9 Sandleford Lane



Total Area: 103.2 m² ... 1111 ft²

All measurements are approximate and for display purposes only

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