



Sandy Lane, Caldicot

3 Bedrooms
1 Bathrooms
2 Receptions

£350,000



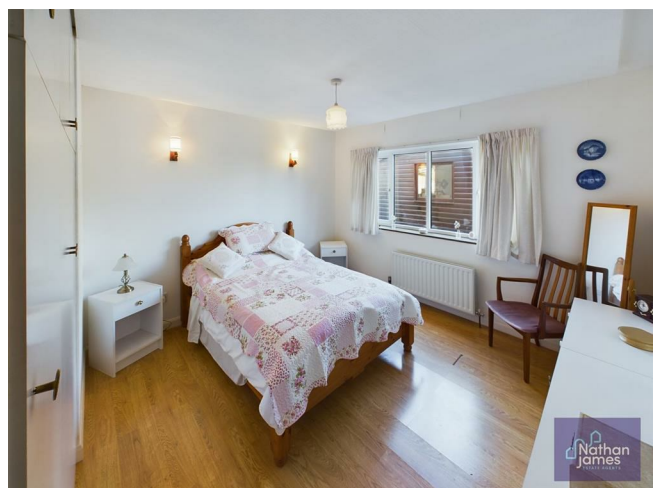
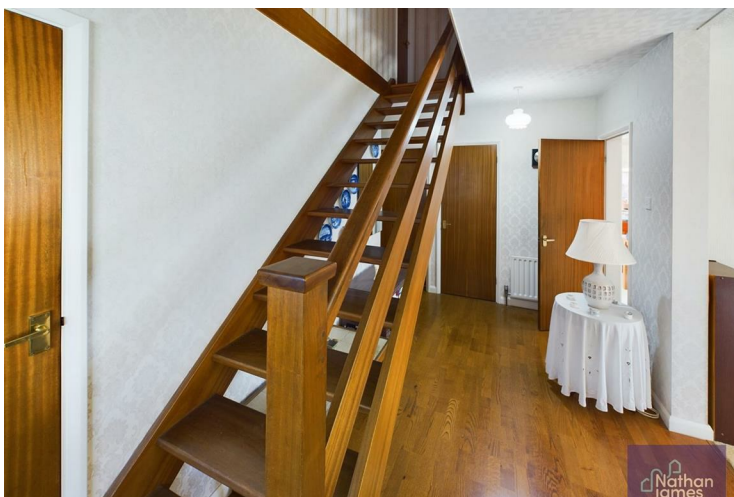
Situated in the desirable Sandy Lane, this charming detached house presents an excellent opportunity for those seeking a comfortable family home. With a generous layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living, ensuring everyone has their own sanctuary.

The Family bathroom is located on the ground floor and there is a convenient W/C on the first floor. Being chain-free, this property offers a smooth transition for prospective buyers, allowing for a quicker move-in process.

There is a detached garage to the rear of the property and large storage shed.

Surrounded by a pleasant neighbourhood, this home is ideally situated to take advantage of local amenities, schools, and parks, making it a perfect choice for families or those looking to settle in a tranquil area.

This delightful detached house on Sandy Lane is a rare find and is sure to attract interest. Don't miss the chance to make it your own.



Kitchen
19'3x11'9

Living Room
23'6x11'8

Sitting Room
8'7x11'8

Hallway

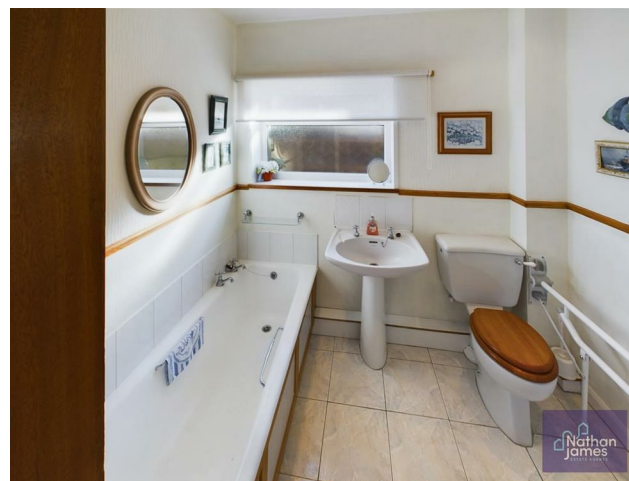
Bedroom One
12'5x11'8

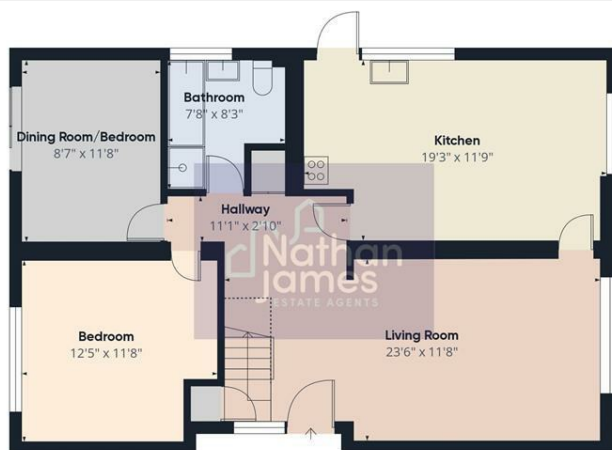
Bathroom
7'8x8'3

Bedroom Two
12'7x9'9

Bedroom Three
11'1x9'9

Office/Bedroom Four
8'3x9'2





Floor 0



Floor 1



Approximate total area¹
1195.53 ft²

Reduced headroom
22.8 ft²

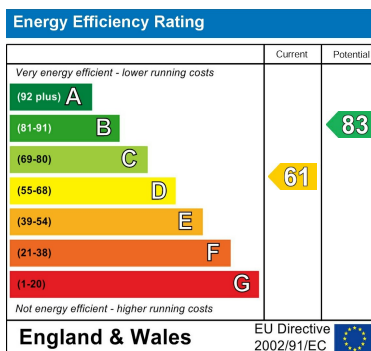
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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