



DOWNER & CO

TRUSTED SINCE 1988

12 Sandown Way, Newbury RG14 7SD
Price: £335,000

Features.



NO ONWARD CHAIN

Description.

Located within walking distance just to the south of the town centre is a spacious three double bedroom home with garage and driveway parking. Locally, Newbury Racecourse and Stroud Green are on the doorstep, the mainline rail station to London Paddington is a short walk away, and there is a local pub. In addition, the property is within Park House school catchment.

The light accommodation consists of entrance lobby, open plan dual aspect living/dining room, kitchen, conservatory, three double bedrooms, family bathroom and separate WC. Outside there is a patio adjacent to the rear of the house and the garden which faces south-west, is a blank canvas for the new owner. Benefits include upvc double glazing and gas fired central heating.



Location.

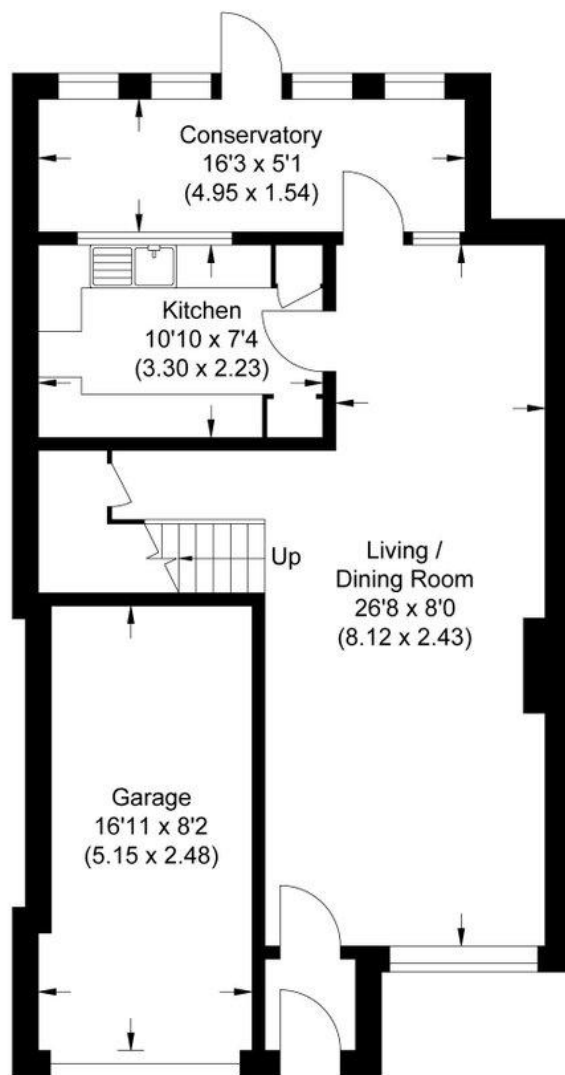
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



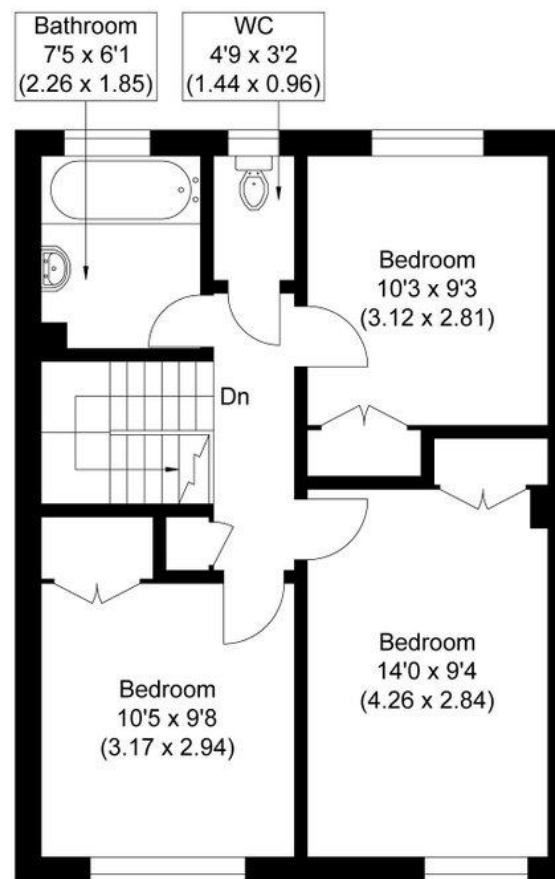


Approximate Gross Internal Area
107.72 sq m / 1159.48 sq ft
(Includes Garage)

Garage Area 12.20 sq m / 131.31 sq ft

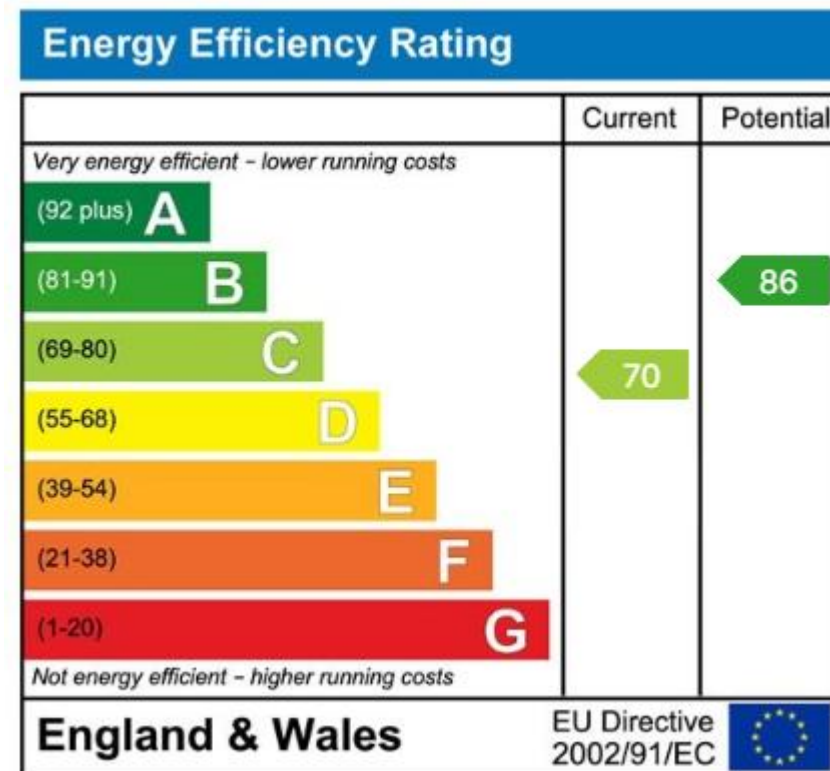


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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