

## Property Details

### FOR SALE

An excellent example of a large modern 5 bedroom detached property with garage and parking for two cars.

**PRICE:** £569,950

**Ref:** WBPSPIN5697

**Location:** Thatcham



## Why sell with us?

- 1 We are local, personal and passionate about what we do
- 2 We provide a unique, full service offering, all under one roof
- 3 We don't just advertise your home, we aim to sell it!
- 4 We have 20 years experience dealing with property sales and finance
- 5 Fair pricing and no hidden costs

We would like to express how delighted we are with our first home as newly weds.

We cannot recommend WestBerks Properties enough and have been ever since we moved to our friends & family.

We really can't fault the WestBerks Properties team. They are approachable, helpful and thoughtful.

Mr & Mrs D D'Cruz

With its bespoke conservatory overlooking the rear garden, the property boasts 5 large bedrooms and a generous kitchen / diner with separate utility room, living room and cloakroom on the ground floor.

On the first floor there are 3 bedrooms (one with en-suite), and a main bathroom, another set of stairs leads to the second floor where you find two further bedrooms both with good storage areas and a usefully sized landing.

The driveway has space for two cars and leads to the detached garage with up and over door and has eaves for additional storage.

The property is tucked away in a quiet cul-de-sac location. Within walking distance of Thatcham Town centre and only a short drive to Thatcham station, with primary and secondary school's nearby.

There are some good walks close to the property while still having easy access to A4, M4, Reading and Newbury, and it is not far from open fields where even more peace and quiet can be enjoyed.

**Viewings are highly recommended and can be arranged by contacting WestBerks Properties letting agents on [01635 871087](tel:01635871087) or [info@westberksproperties.co.uk](mailto:info@westberksproperties.co.uk)**



**Rear Garden**



**Utility Room**



**Hallway**



**Lounge**



**Bedroom 1**



**Bedroom 1 En-Suite**



**Bedroom 2**



**Family Bathroom**



**KITCHEN DINER**



**LOUNGE**



**CONSERVAT**

Approximate Gross Internal Area = 195.7 sq m / 2106 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID237659)



Bedroom 3



Bedroom 4



Bedroom 5

**EP**

| Energy Efficiency Rating                           |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|----------------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |                                                                       | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           | <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           | (92 plus) <b>A</b>                                                    |                         |           |
| (81-91) <b>B</b>                                   |                         |           | (81-91) <b>B</b>                                                      |                         |           |
| (69-80) <b>C</b>                                   |                         |           | (69-80) <b>C</b>                                                      |                         |           |
| (55-68) <b>D</b>                                   |                         |           | (55-68) <b>D</b>                                                      |                         |           |
| (39-54) <b>E</b>                                   |                         |           | (39-54) <b>E</b>                                                      |                         |           |
| (21-38) <b>F</b>                                   |                         |           | (21-38) <b>F</b>                                                      |                         |           |
| (1-20) <b>G</b>                                    |                         |           | (1-20) <b>G</b>                                                       |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           | <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                            | EU Directive 2002/91/EC |           |

**EPC**