

HILLIER & WILSON

Fokerham Road
Thatcham

Fokerham Road Thatcham Berkshire RG19 4GD

A well-presented five bedroom family home located in the popular Kennet Lea development. The property benefits from spacious accommodation arranged over three floors, whilst other benefits include gas central heating, uPVC double glazing, ample driveway parking and far reaching elevated views. The ground floor comprises entrance hall, cloakroom, study/snug, sitting room and modern kitchen/breakfast room with sliding doors out onto the garden. The first floor has a master bedroom, two further double bedrooms with built in wardrobes and a family bathroom. The second floor has a landing with a study area, two double bedrooms and a modern shower room. Externally, the property has a low maintenance rear garden with a storage shed, whilst to the front there is off road parking via driveway. Fokerham Road is conveniently located within the catchment area of the highly regarded Francis Bailey primary school and Kennet secondary school, as well as being within walking distance of Thatcham railway station which has regular direct links to London Paddington taking less than an hour.

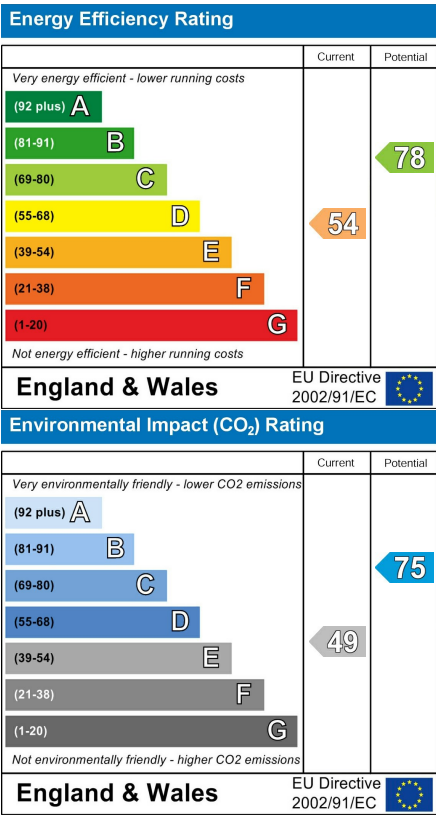
Services:
Mains services are connected.

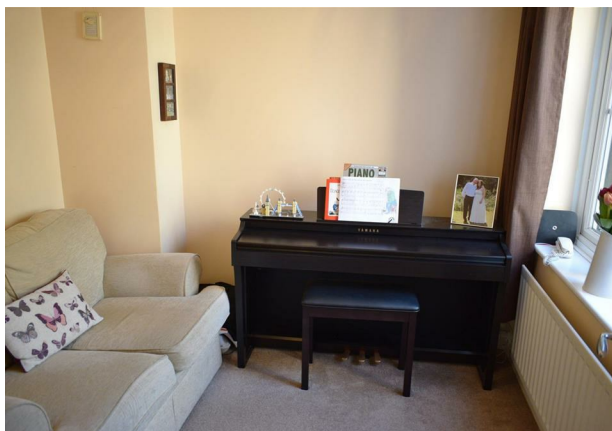
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band D

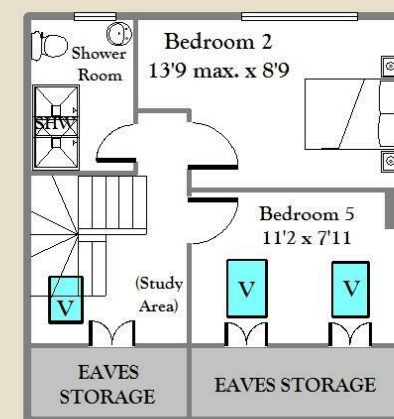
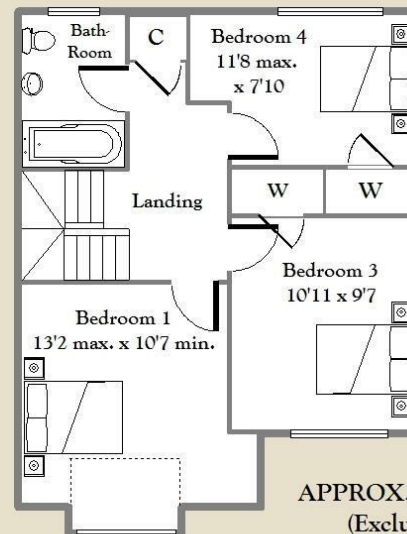
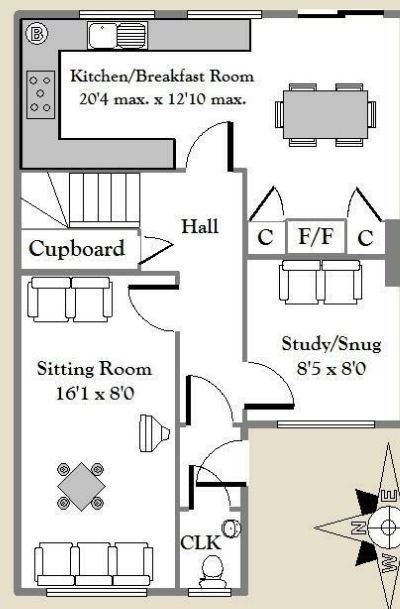
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the Robin Hood roundabout proceed east on the A4 to Thatcham. Continue over the traffic light junction with Thatcham High Street, turn right at the next set of lights onto The Moors Road and left at the roundabout onto Station Road. Continue along Station Road and turn left into Wheelers Green Way, first left into Betteridge Road and right at the T junction, take the third right into Fokerham Road and the property can be found on the left hand side.





Fokerham Road, Thatcham



APPROX. GROSS INTERNAL FLOOR AREA 1473 sq.ft.
(Excluding eaves storage) For identification only
(Not to scale)

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

