

HILLIER & WILSON



Lyon Close, Thatcham, RG19 4GX

Lyon Close, Thatcham

A three bedroom link-detached family home located within a sought after cul-de-sac in the popular Kennet Lea development, just a short distance from Thatcham town centre. The property benefits from vacant possession and gas central heating, uPVC double glazing, off road parking and garage with roof storage. The ground floor accommodation comprises entrance hall, cloakroom, sitting room, dining room, conservatory and kitchen. Upstairs there are three bedrooms and a bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn with flower bed and hedge borders along with a patio area and lean-to with access to the garage. To the front of the property is off road parking via driveway. Lyon Close 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.

NO ONWARD CHAIN





- THREE BEDROOM LINK-DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
- POPULAR KENNET LEA DEVELOPMENT
- uPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF ROAD PARKING & GARAGE
 - NO ONWARD CHAIN

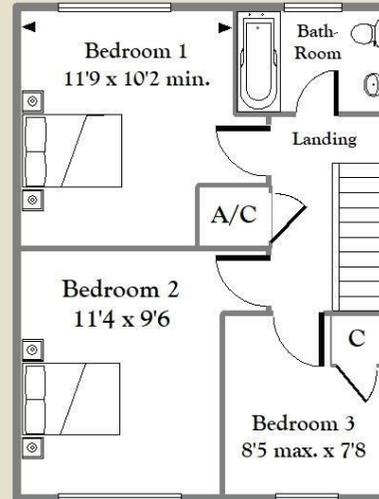
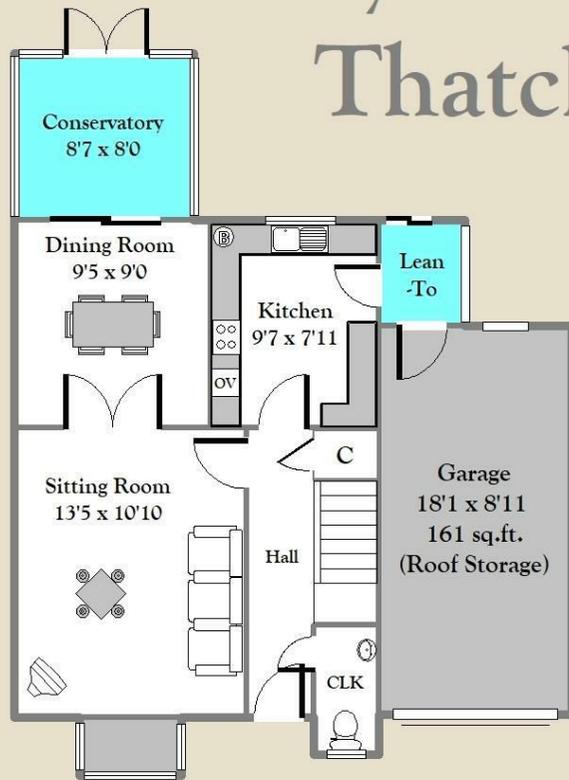
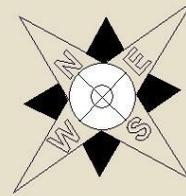
Services:
Mains services are connected

EPC Rating: TBC
Full results can be sent on request

Council Tax: Band D



Lyon Close Thatcham



APPROX GROSS INTERNAL FLOOR AREA 1061 sq.ft. (98 sq.m) (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD

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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 or 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.

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