



HILLIER & WILSON

Westfield Road
Thatcham

Westfield Road Thatcham Berkshire RG18 3EL

A beautifully presented three bedroom semi-detached family home conveniently located not far from Thatcham town centre. The substantial property has been renovated throughout by the current owners whilst other benefits include gas central heating and uPVC double glazing. The ground floor comprises entrance hall, sitting room, dining room, cloakroom, utility and modern kitchen; whilst upstairs there are three double bedrooms and a family bathroom. Externally, there is a beautiful rear garden measuring approximately 80ft in length, which is mainly laid to lawn with a patio seating area, then a decked seating area at the end of the garden and a shed used for storage. Westfield road is situated mid-way between Newbury and Thatcham town centres which both have mainline railway stations with direct links to London Paddington taking less than an hour. Road communications are also excellent with the A4, A34 and M4 and M3 motorways close by.

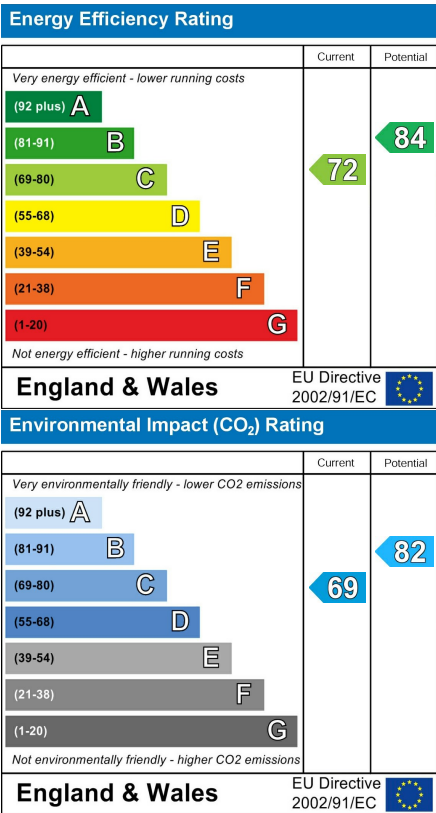
Services:
Mains services are connected.

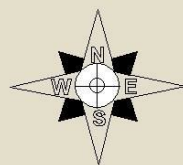
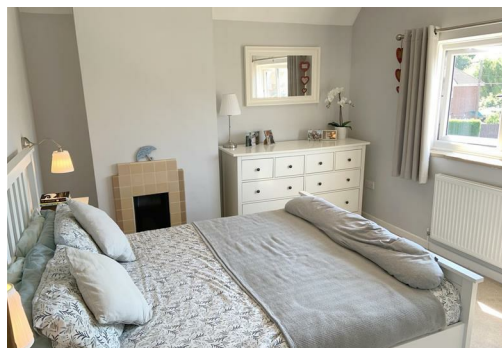
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

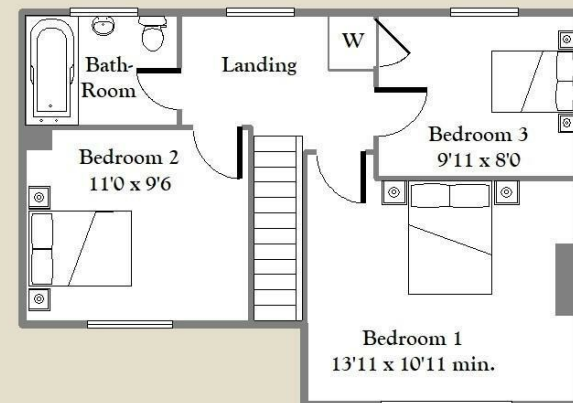
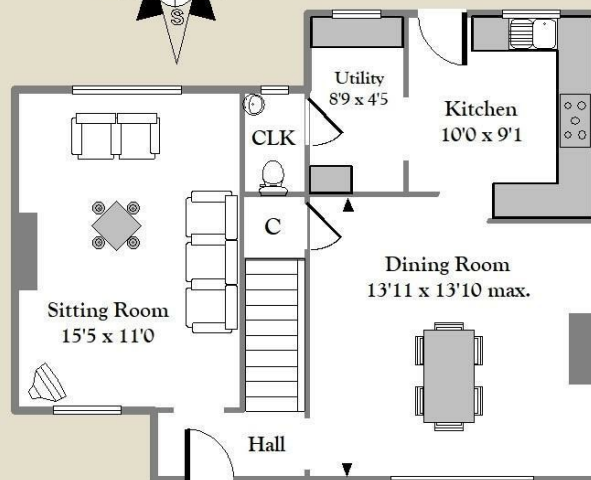
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Newbury head east along the A4 towards Thatcham. When you reach the roundabout at Country Gardens garden centre take the third exit. Pass through the first set of traffic lights. Turn left at the next set of traffic lights onto Northfield Road, after passing the Tesco metro store on your right hand side take the next left on to Westfield Road. The property can be found a short distance down on the right hand side.





Westfield Road, Thatcham



APPROX GROSS INTERNAL FLOOR AREA 1051 sq.ft. - For identification only - Not to scale - Hillier & Wilson Ltd

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.

