

HILLIER & WILSON



Green Lane  
Thatcham



# Green Lane Thatcham Berkshire RG19 3RG

A charming 1930's three bedroom detached family home located within walking distance of local amenities. The spacious accommodation has been extended over time by the current owners and benefits from gas central heating, uPVC double glazing and a number of outbuildings offering versatile usage. The ground floor comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room and dining/family room with log burner; whilst upstairs there is a master bedroom with en-suite shower room, two further double bedrooms and a family shower/bathroom. Externally, there is an enclosed rear garden which is laid to lawn with mature tree/hedge borders, a decked seating area, a summer house/bar and a gym/home office both with full power and light; there is also a garage with a studio which could also be used as a home office. To the front, there is ample off road parking via driveway. Green Lane is situated within walking distance of Thatcham town centre, providing all local amenities and direct railway service to Reading and London. Road links are also excellent with nearby access to the A4, A34 and M4 motorway.

**Services:**  
Mains services are connected.

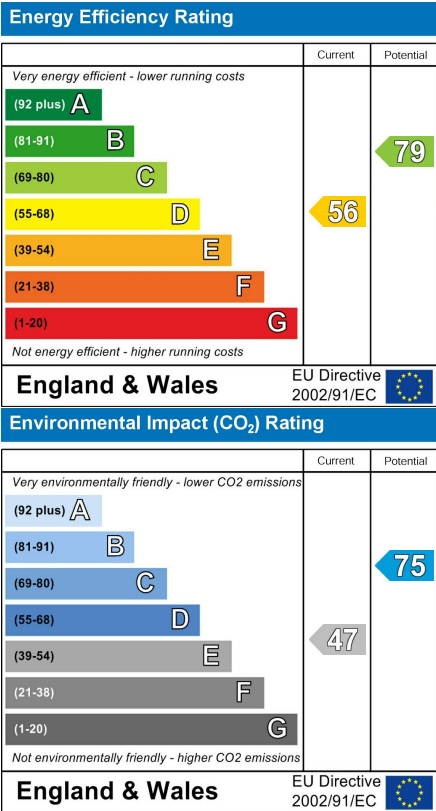
**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band E

**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 and speed camera then take a right onto Green Lane and the property can be found on the right hand side.

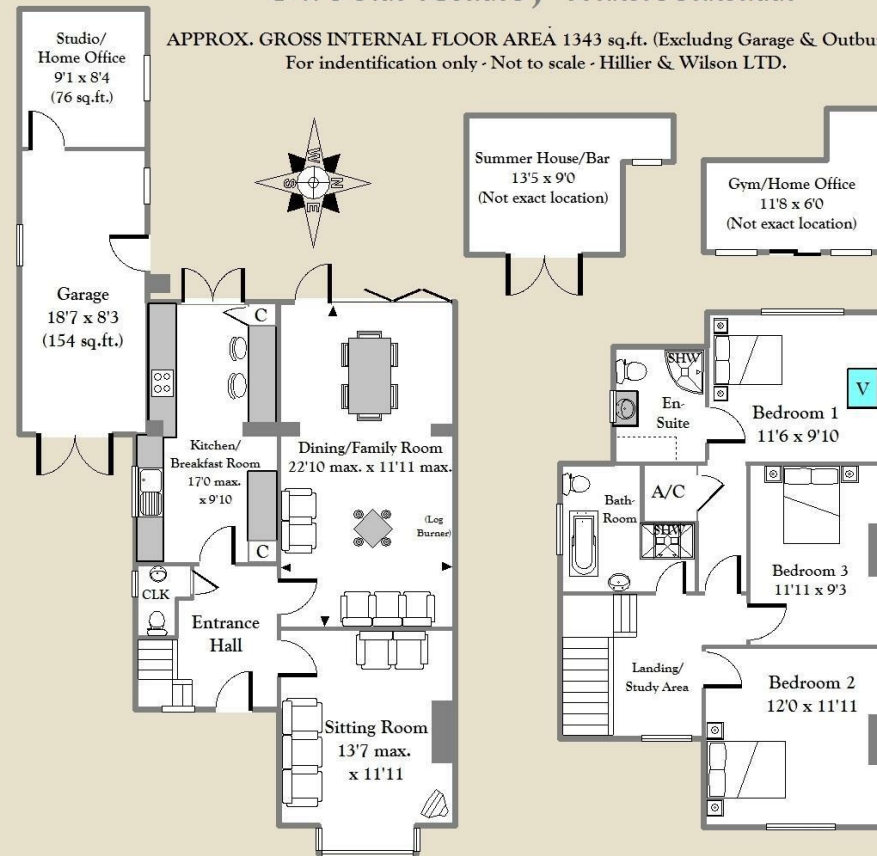






# Green Lane, Thatcham

APPROX. GROSS INTERNAL FLOOR AREA 1343 sq.ft. (Excluding Garage & Outbuildings)  
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.



