



HILLIER & WILSON

Heather Drive
Dunstan Park

Heather Drive Thatcham Berkshire RG18 4BU

A beautifully presented three bedroom semi-detached family house located on the popular Dunstan Park development in Thatcham, within the catchment area of the highly regarded Kennet school. The property benefits from gas central heating, uPVC double glazing, part-garage, off road parking and landscaped west facing rear garden. The ground floor comprises entrance hall, open plan sitting/dining room, modern kitchen, utility room and cloakroom. Upstairs there is a master bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom, an additional bedroom and a modern family bathroom. Externally, there is off road parking and a gravel area at the front of the house as well as access to the part-garage which is used for storage. To the rear of the house is a good-sized and beautifully kept enclosed garden with large patio area and lawn. Heather Drive is conveniently located not far from Thatcham town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

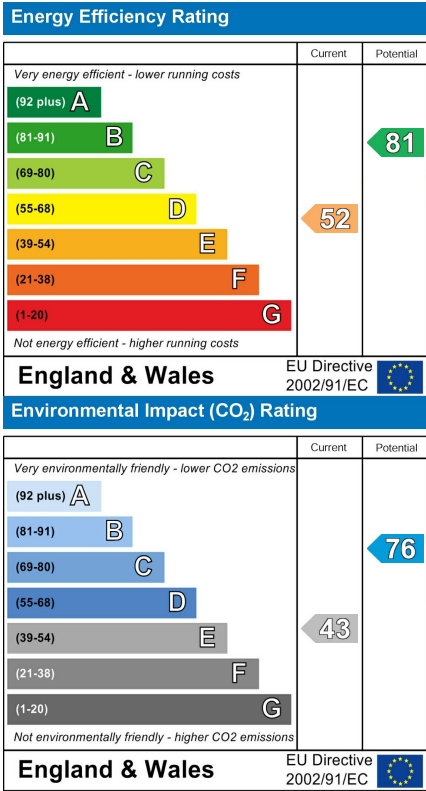
Services:
Mains services are connected.

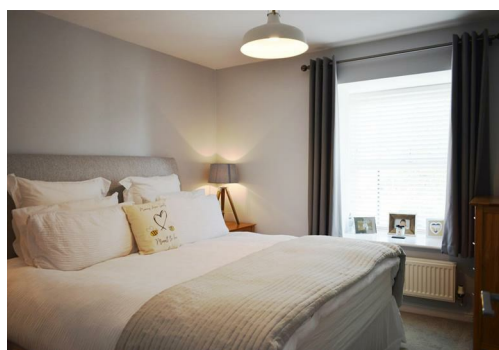
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band D

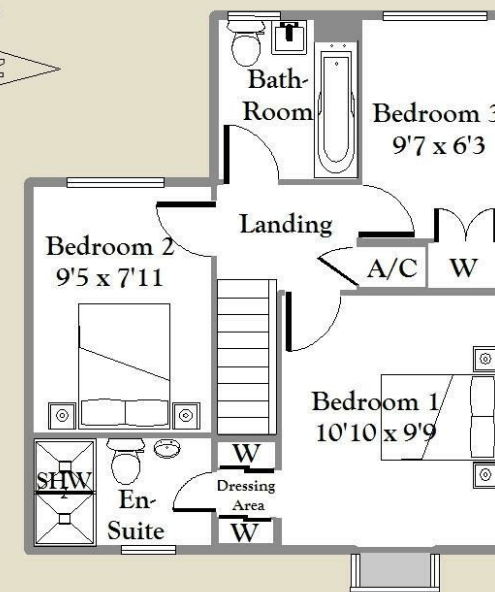
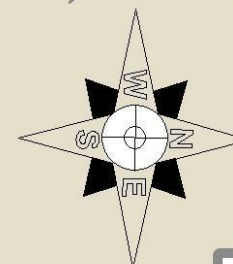
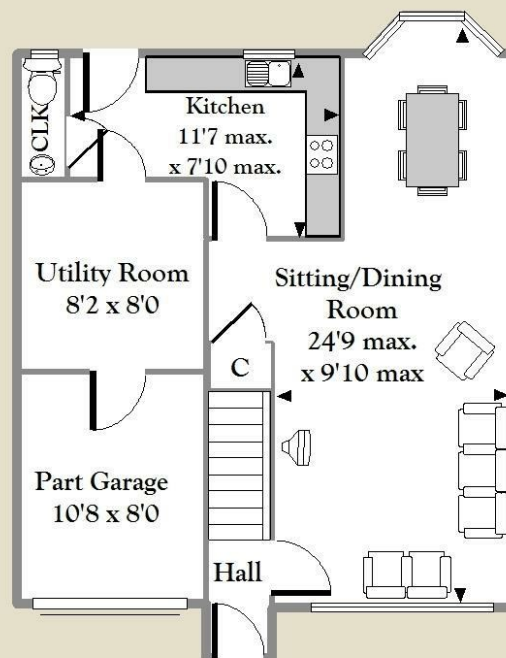
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices continue along the A4 towards Thatcham and take the second exit into Tull Way. After passing the Regency Park Hotel turn left at the mini-roundabout onto Heath Lane and at the next roundabout turn right then turn left at the next roundabout onto Floral Way. At the next roundabout take the third exit onto Foxglove way and at the mini roundabout turn right into Heather Drive where you will find the property on your left hand side.





Heather Drive, Dunstan Park



APPROX GROSS INTERNAL FLOOR AREA 897 sq. ft (Including Part Garage)
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.

