

HILLIER & WILSON



Cholsey Road  
Thatcham



# Cholsey Road Thatcham Berkshire RG19 4GH

A beautifully presented three bedroom detached family home located in the popular Siege Cross development in Thatcham. The property falls within the catchment area of the well-regarded Kennet secondary school whilst also benefitting from gas central heating, uPVC double glazing and a garage. The ground floor comprises entrance hall, cloakroom, sitting/dining room with log burner, kitchen/breakfast room and a conservatory with access onto the garden; whilst upstairs there are three double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally, there is a beautifully kept south-westerly facing rear garden which is mainly laid to lawn with mature flower/hedge borders and a patio seating area; whilst to the front is off road parking via driveway. Cholsey Road is ideally located just a few minutes' walk to Thatcham town centre which has a mainline railway station with a direct line to Newbury, Reading and London Paddington. Road links are also excellent with nearby access to the A4, A34 and M4 motorway. Thatcham Lakes Nature Discovery Centre is close by and provides picturesque walks at all times of the year.

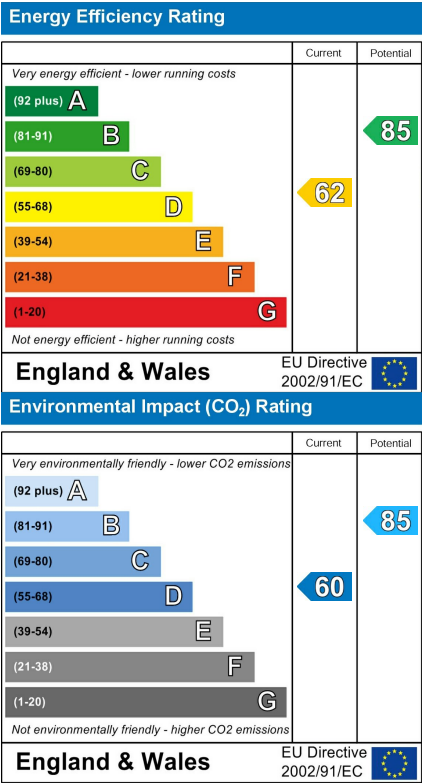
**Services:**  
Mains services are connected.

**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 at the next roundabout take the third exit onto Falmouth Way, then take the first turning on the left into Bolingbroke Way and almost immediately left into Cholsey Road where the property can be found on the left hand side.







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.

