

# HILLIER & WILSON



Park Lane, Thatcham, RG18 3BZ

## Park Lane, Thatcham

A beautifully presented four bedroom Edwardian family home located within the catchment area of the highly regarded Kennet School in Thatcham. The property benefits spacious living accommodation measuring 1865 sq.ft in size, whilst other benefits include character features, gas central heating, uPVC double glazing, garage and driveway parking.

The ground floor comprises entrance hall, open-plan sitting/dining room with log burner, family/bedroom, kitchen/breakfast room, shower room and utility. Upstairs, there are four double bedrooms and a family bathroom with separate shower. Externally there is an enclosed, westerly facing rear garden which measures in excess of 100ft in length and is mainly laid to lawn with a patio area. To the front, there is off road parking via driveway and access to the garage. Park Lane is very conveniently located within walking distance of Thatcham town centre, whilst the market town of Newbury is also just a short drive away. Thatcham railway station provides regular direct links to London, Paddington taking less than an hour.





- FOUR BEDROOM EDWARDIAN FAMILY HOME
  - SPACIOUS LIVING ACCOMODATION
- GARDEN MEASURING IN EXCESS OF 100FT LONG
- KENNET SCHOOL CATCHMENT
- DRIVEWAY PARKING & GARAGE
  - WALKING DISTANCE TO THATCHAM TOWN CENTRE

Services:

Mains services are connected

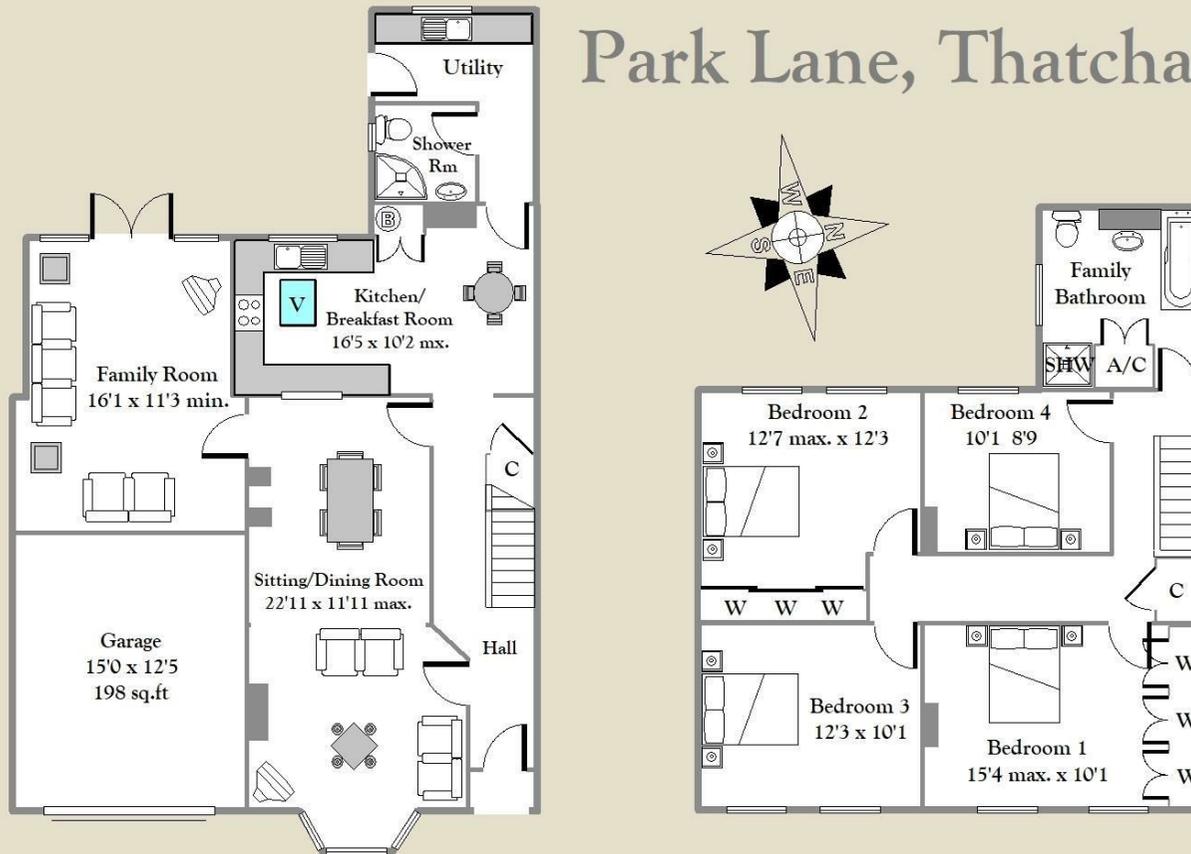
EPC: Rating C

Full results can be sent on request

Council Tax: Band E



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APPROX. GROSS INTERNAL FLOOR AREA 1865 sq.ft - For identification only - Not to scale - Hillier & Wilson LTD



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.