

HILLIER & WILSON



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INDEPENDENT ESTATE AGENT
FOR SALE
01635 522044
hillierandwilson.co.uk

Blyth Avenue
Thatcham

Blyth Avenue Thatcham Berkshire RG19 4QW

A well-presented four bedroom semi-detached family home with a very convenient location close to Thatcham railway station and within the catchment area of the highly regarded Kennet School. The property offers spacious living accommodation and benefits from gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, office/family room, sitting room, newly fitted kitchen/breakfast room, utility room and cloakroom. Upstairs, there are three double bedrooms, a further bedroom, a family shower/bathroom and a further bathroom which could be made into an en-suite via bedroom 2. Externally, the property has a westerly facing rear garden which is mainly laid to lawn with a covered patio seating area; whilst to the front, there is ample off road parking via driveway. Blyth Avenue is conveniently located not far from the shops and restaurants of Thatcham town centre as well as the mainline railway station which provides regular direct links to London Paddington taking less than an hour. The Nature Discovery Centre is also nearby and provides attractive family walks and interactive wildlife displays all year round.

Services:

Mains services are connected.

EPC: Rating C

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

Council Tax:

Band C

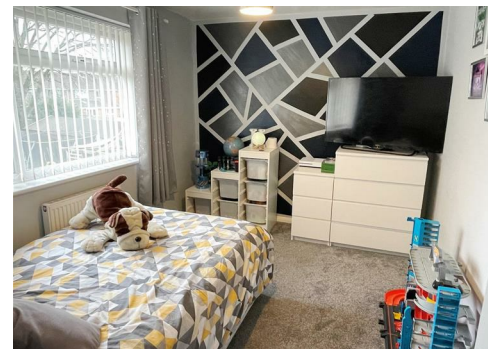
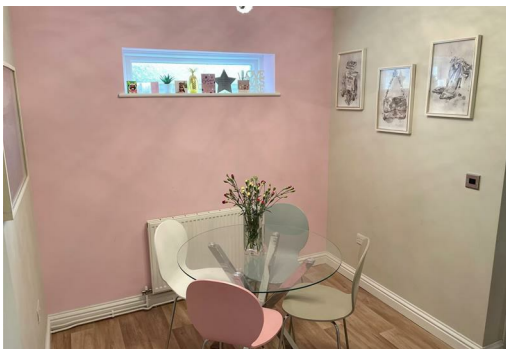
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

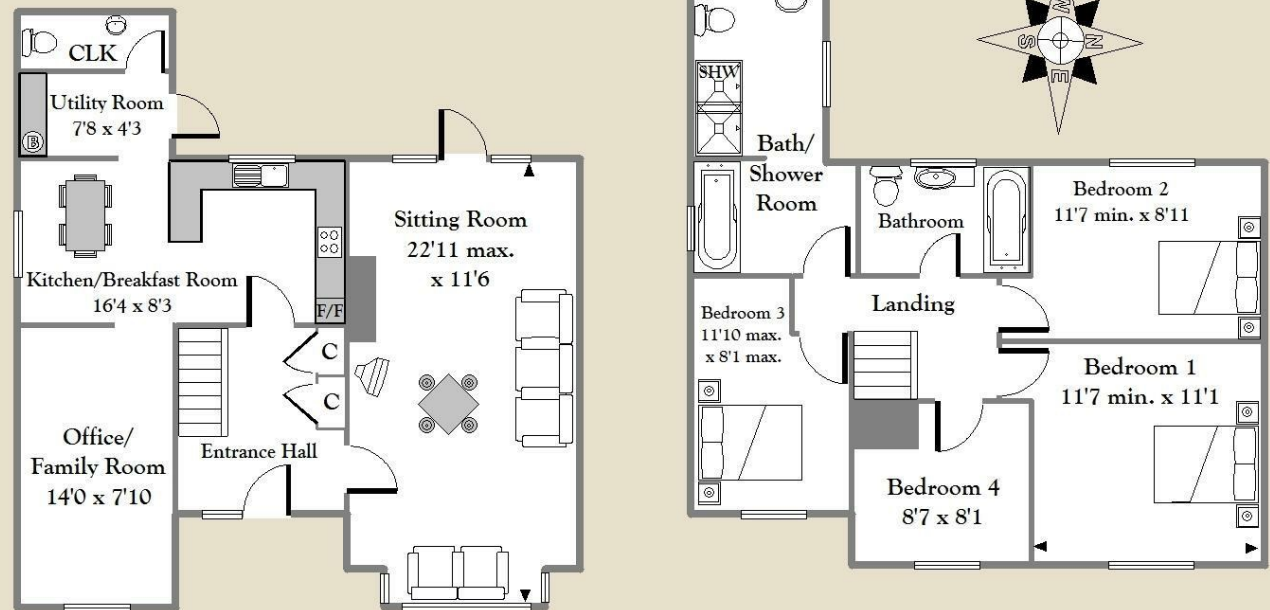
Directions

From the Robinhood roundabout proceed east on the A4 to Thatcham. Continue over the traffic light junction with Thatcham high street, turn right at the next set of lights into The Moors and left at the roundabout into Station Road. Take the fourth turning on your right into Longcroft Road and at the mini t-junction, turn right and the property will be immediately on the left hand side.





Blyth Avenue, Thatcham



APPROX. GROSS INTERNAL FLOOR AREA 1218 sq.ft. (113 sq.m)
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.

