

HILLIER & WILSON



Northfield Road  
Thatcham



# Northfield Road Thatcham Berkshire RG18 3EX

A well-presented four bedroom family home located on a popular residential road close to Thatcham town centre. The property offers potential for a loft conversion (subject to the usual consents) whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, kitchen leading through to a side porch and sitting/dining room with access out onto the garden. Upstairs, there are four double bedrooms (one of which has built-in wardrobe) and a family bathroom. Externally, there is a west facing garden which is mainly laid to lawn with a hedge border and patio seating area; there is also access through to a garage with power and water and an off road parking space. Northfield Road is ideally 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: Rating D**

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

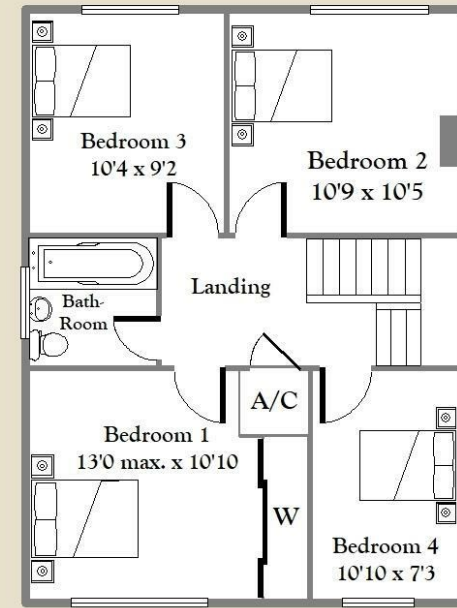
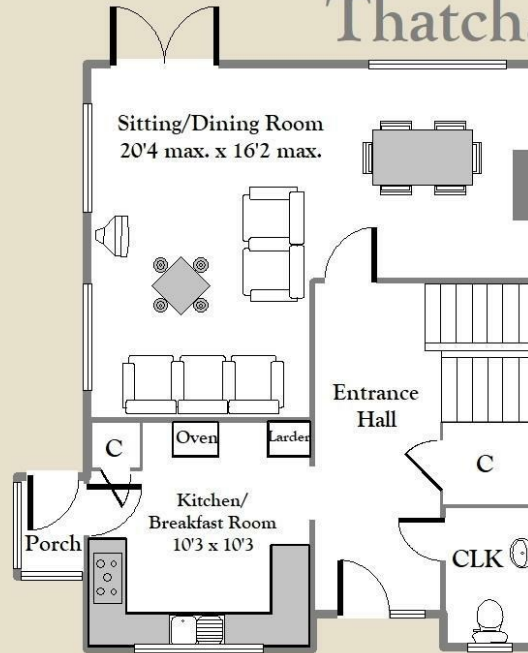
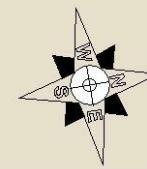
**Directions**

From 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. Turn left at the next set of traffic lights onto Northfield Road and the property can be found immediately on the left hand side.





# The Firs, Northfield Road Thatcham



APPROX GROSS INTERNAL FLOOR AREA 1134 sq.ft. (105 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.



