



16 Northway, Thatcham, Berkshire, RG18 3FG
£475,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Extended Semi-Detached Home
- Living Room With Wood Burner & Separate Dining Room
- 3 Double Bedrooms
- Gas Radiator Central Heating & UPVC Double Glazing
- Well established & Secluded Rear Garden
- Hall & Ground Floor WC
- Kitchen & Family Room
- En Suite & Family Bathroom
- Integral Garage & Driveway Parking
- No Onward Chain

An immaculately presented and thoughtfully extended three bedroom semi-detached family home, situated within a highly sought after cul-de-sac location, conveniently positioned close to well regarded schools, local shops, regular bus services and the town centre, which offers an excellent selection of restaurants, cafés and independent businesses.

This exceptional home provides spacious and versatile accommodation throughout. The ground floor comprises of a welcoming entrance hall, a bright front facing living room with cast iron wood burner and a rear dining room with direct access to the patio, creating an ideal space for entertaining. The well appointed kitchen leads through to a generous family room, featuring doors opening onto both the patio and the main garden, allowing an abundance of natural light to flow through the space. Completing the ground floor are a rear hall and a WC.

To the first floor are three well proportioned double bedrooms, including a superb principal bedroom with its own ensuite bathroom, together with a stylish family bathroom serving the remaining bedrooms.

Further benefits include gas fired radiator central heating and UPVC double glazed windows and doors throughout.

Outside, the rear garden enjoys a high degree of privacy and has been beautifully maintained, being predominantly laid to lawn with mature planting, established hedging and a spacious patio area which is ideal for outdoor dining and relaxation. Side access leads conveniently to the front of the property. At the far end of the garden there is a greenhouse and a timber garden shed, thoughtfully positioned away from the main garden area.

To the front, a driveway provides off road parking for two to three vehicles and leads to an integral garage equipped with light and power, an electric roller door and internal access to the house.

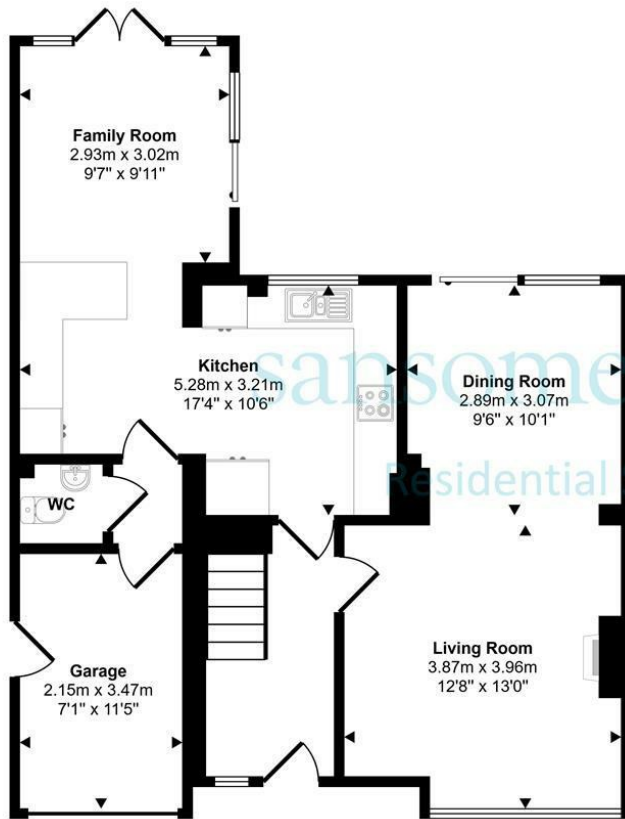
Offered for sale with the added advantage of no onward chain.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

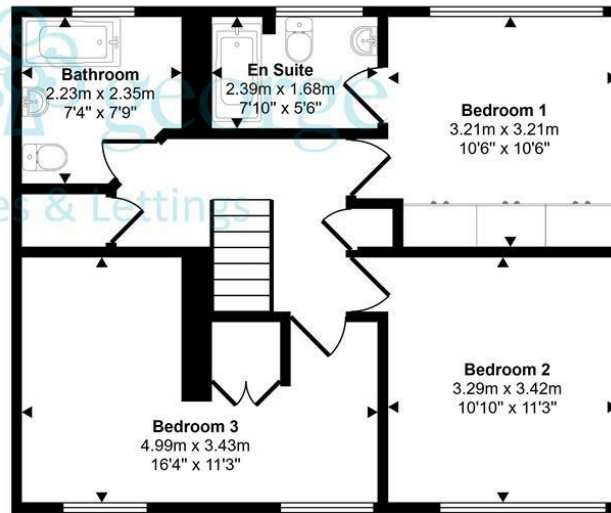
Council Tax Band - D - West Berkshire.



Approx Gross Internal Area
125 sq m / 1344 sq ft

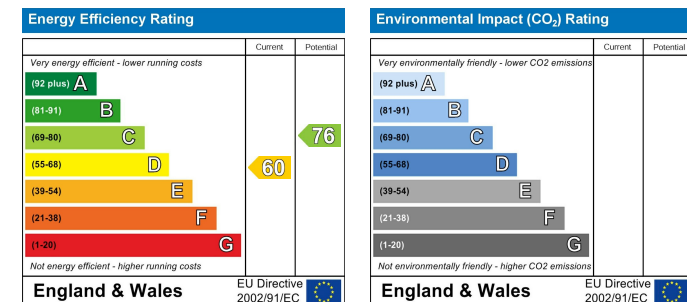
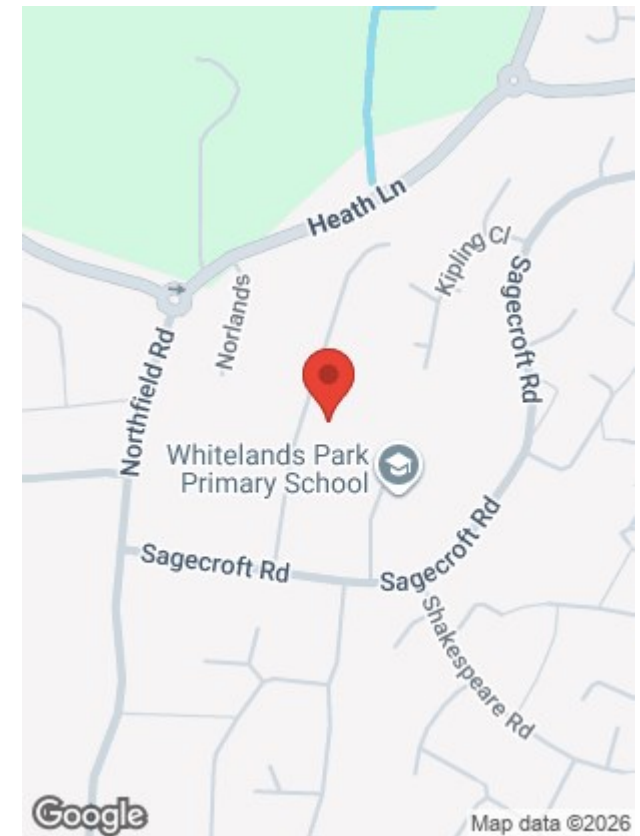


Ground Floor
Approx 68 sq m / 728 sq ft



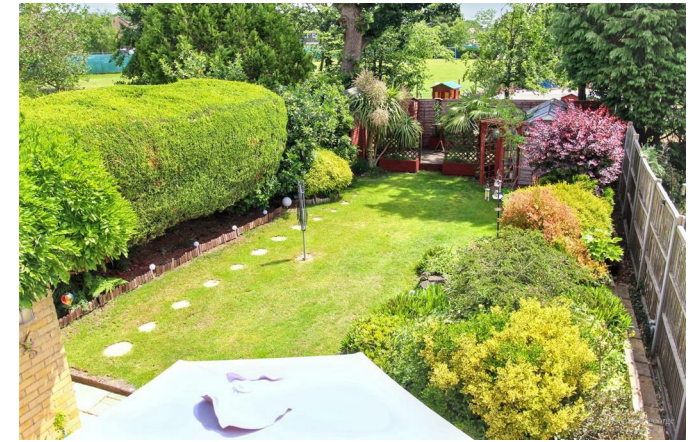
First Floor
Approx 57 sq m / 616 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings