

Price £650,000



7a Bowling Green Road, Thatcham
Berkshire RG18 3BY



7A BOWLING GREEN ROAD, THATCHAM

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Extended and hugely improved four double bedroom detached family home in a plot of approximately a third of an acre and with a fabulous private garden over 100ft in length. The house is located in a quiet lane within easy reach of Newbury and Thatcham, and rail links to London Paddington. The accommodation consists of light entrance hall, cloakroom, superb kitchen/dining room, separate dining room, large living room with woodburner, conservatory, study in detached building near the back of the house, master bedroom with ensuite, three further double bedrooms, and family bathroom. Benefits include upvc double glazing, gas-fired central heating, garage/utility and plenty of driveway parking.

ACCOMMODATION

Ground floor

Through front door to smart, light entrance hall providing access to all principal downstairs rooms. To the right is the living room which is front to back with dual aspect windows. To the rear of the living room are French doors leading into the conservatory with French doors out to the patio and rear garden. Next is the dining room with a cloakroom to the front of the property. The stunning open plan kitchen/dining room has beautiful high-end built-in appliances and a vaulted ceiling. A bi-fold door opens out onto the patio and rear garden. There is a door into the garage which houses the washing machine and dryer. Also on the ground floor just a few metres from the rear of the house is a detached study which has been fully fitted with power, light and double glazed window to rear and French doors to front. This would make an ideal office, cinema room or playroom. The stairs from the hallway lead to the light first floor landing.

First floor

There are three double bedrooms to the rear with a family bathroom. The master bedroom, with en-suite shower room, is situated to the front of the property.

OUTSIDE

Rear garden

The rear garden is approximately in excess of 100ft long and laid mainly to lawn with several mature shrubs and trees. The garden is fully enclosed and very private.

Front of property

The in/out gravel driveway provides parking for approximately seven vehicles.

SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band F. Current charge for 2017-2018 is: £2,443.42. Telephone West Berkshire Council on: 01635 42400.

DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the Robin Hood roundabout follow signs on the A4 to Thatcham. On entering Thatcham, at the traffic lights, turn left into Henwick Lane and follow the lane round to the left which then turns into Bowling Green Road. No. 7a can be found approximately 100 metres on the right hand side.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



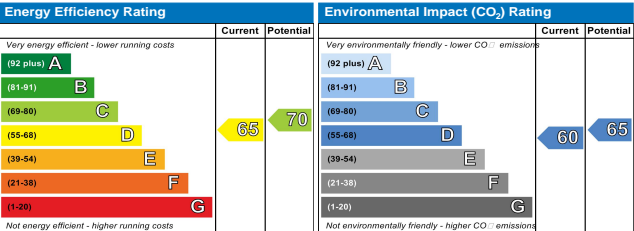
Energy Performance Certificate



7a, Bowling Green Road
THATCHAM
RG18 3BY

Dwelling type: Detached house
Date of assessment: 02 April 2011
Date of certificate: 03 April 2011
Reference number: 0963-2802-6742-9709-2931
Type of assessment: RGSAP, existing dwelling
Total floor area: 148 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	5.1 tonnes per year
Lighting	£140 per year	£82 per year
Heating	£847 per year	£775 per year
Hot water	£158 per year	£158 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



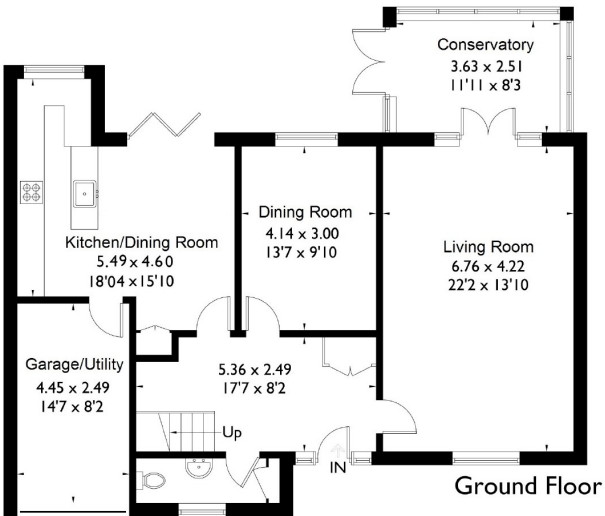
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

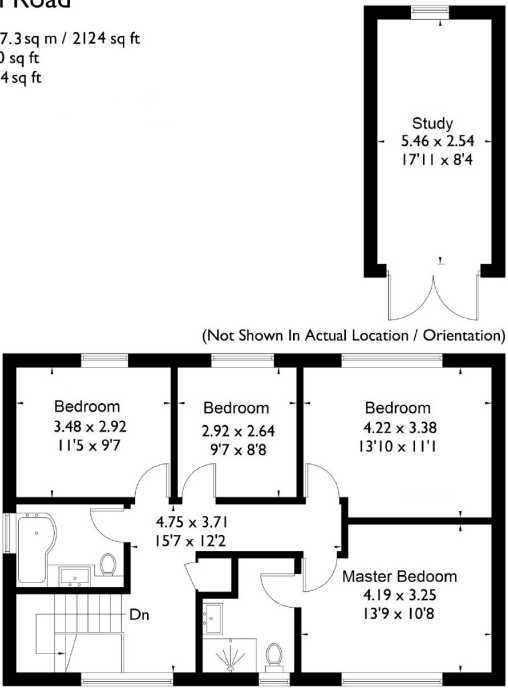
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Approximate Gross Internal Area = 197.3 sq m / 2124 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 211.2 sq m / 2274 sq ft

Job Ref: 195870
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Ground Floor



First Floor



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