

HILLIER & WILSON



Exmoor Road, Thatcham, RG19 3UY

Exmoor Road Thatcham

A four bedroom detached family home in need of some updating, located on a cul-de-sac which sits beside a park and playing field, ideal for families and dog walkers. The property offers potential to extend (subject to the usual consents) and benefits from gas central heating, uPVC double glazing, large garage and off road parking via driveway. The ground floor comprises entrance hall, cloakroom, dining room, kitchen, sitting room and conservatory. Upstairs, there are four double bedrooms and a family bathroom. Externally there is a good sized rear garden which is mainly laid to lawn with flower bed borders, patio area and access to an extended garage measuring 343 sq.ft in size. To the front of the property, there is off road parking via driveway. Exmoor Road 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.





- FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED IN A CUL-DE-SAC
- SITS BESIDE A PARK AND PLAYING FIELD
- POTENTIAL TO EXTEND (STTC)
 - SHORT DISTANCE TO THATCHAM NATURE RESERVE
 - EXTENDED GARAGE MEASURING 343 SQ.FT

Services:

Mains services are connected

EPC: Rating TBC

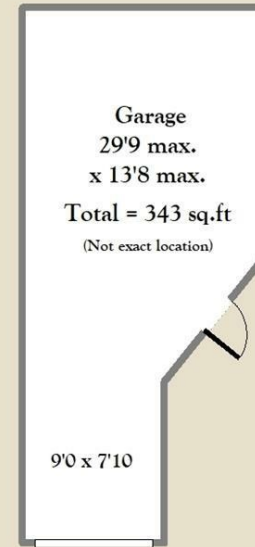
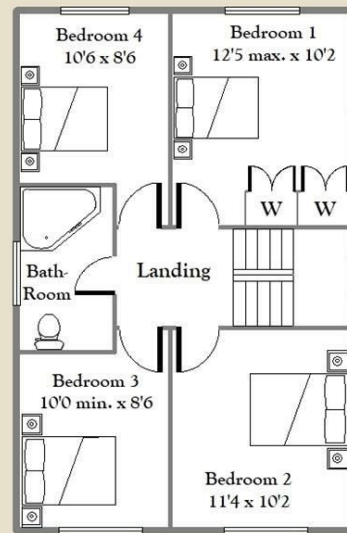
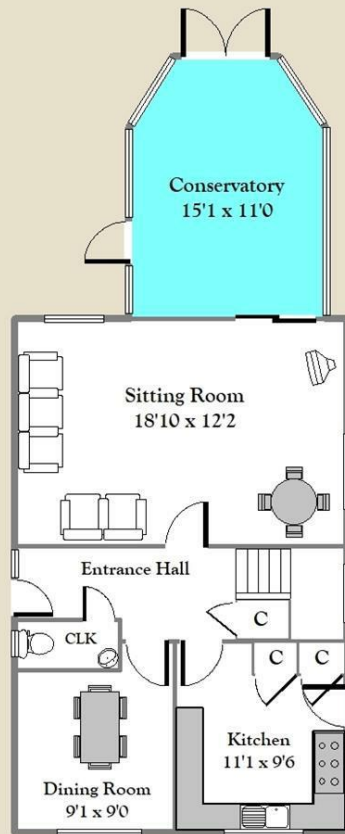
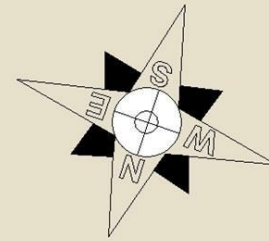
Full results can be sent on request

Council Tax:

Band E



Exmoor Road Thatcham



APPROX. GROSS INTERNAL FLOOR AREA 1287 sq.ft (119 sq.m) (Excluding Garage) - 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.