

Halletts
ESTATE AGENTS



62 Scrivens Mead Thatcham Berkshire RG19 4FQ

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Price Guide £367,500 Freehold

An attractive and extended traditionally built Trencherwood semi detached home on the sought after Siege Cross development. Within the popular Kennet and Francis Baily school catchments. Walking distance of Thatcham mainline railway station. Comprising Entrance Hall, Cloakroom Living/Dining Room overlooking the rear Garden, Kitchen, Three Good size Bedrooms Family Bathroom. Ample driveway parking to the front of the Attached Garage with electric door, Private and non overlooked Garden laid mainly to lawn with a Timber Summerhouse. Benefitting from UPVC Double Glazing and Gas Radiator Central Heating Presented in good decorative order throughout.

Internal Viewings are Highly Recommended.

The property is being Offered with No Ongoing Chain

Directions

From Thatcham Broadway turn right on to the A4, continue along this road past the 'Plough' Public house and garage. At the roundabout take the third exit on to Falmouth Way then take the third right in to Scrivens Mead. Continue towards the bottom of the road and the property will be found in a small cul de sac on your right.

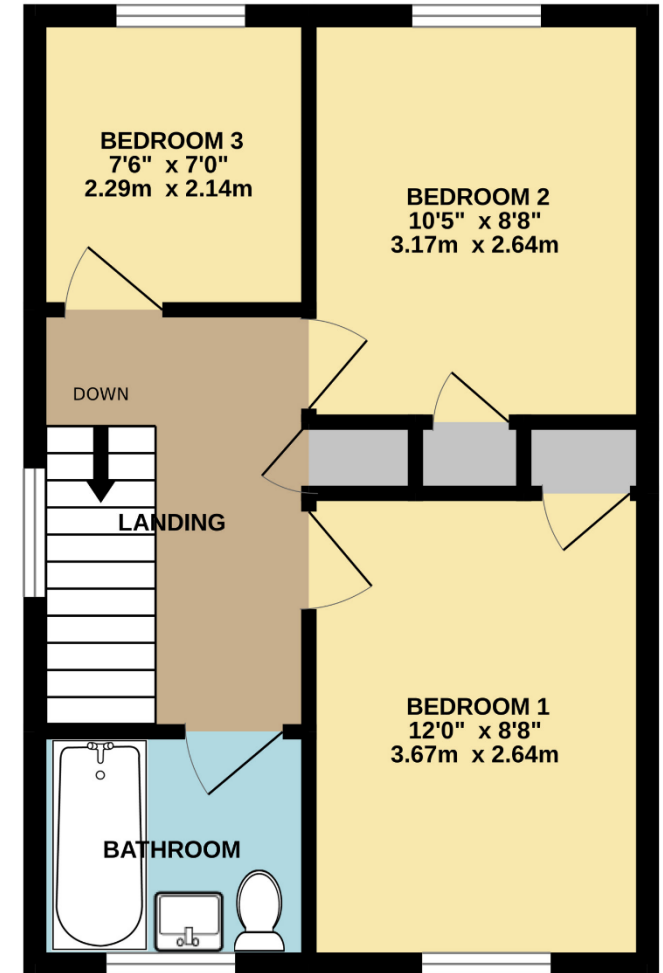
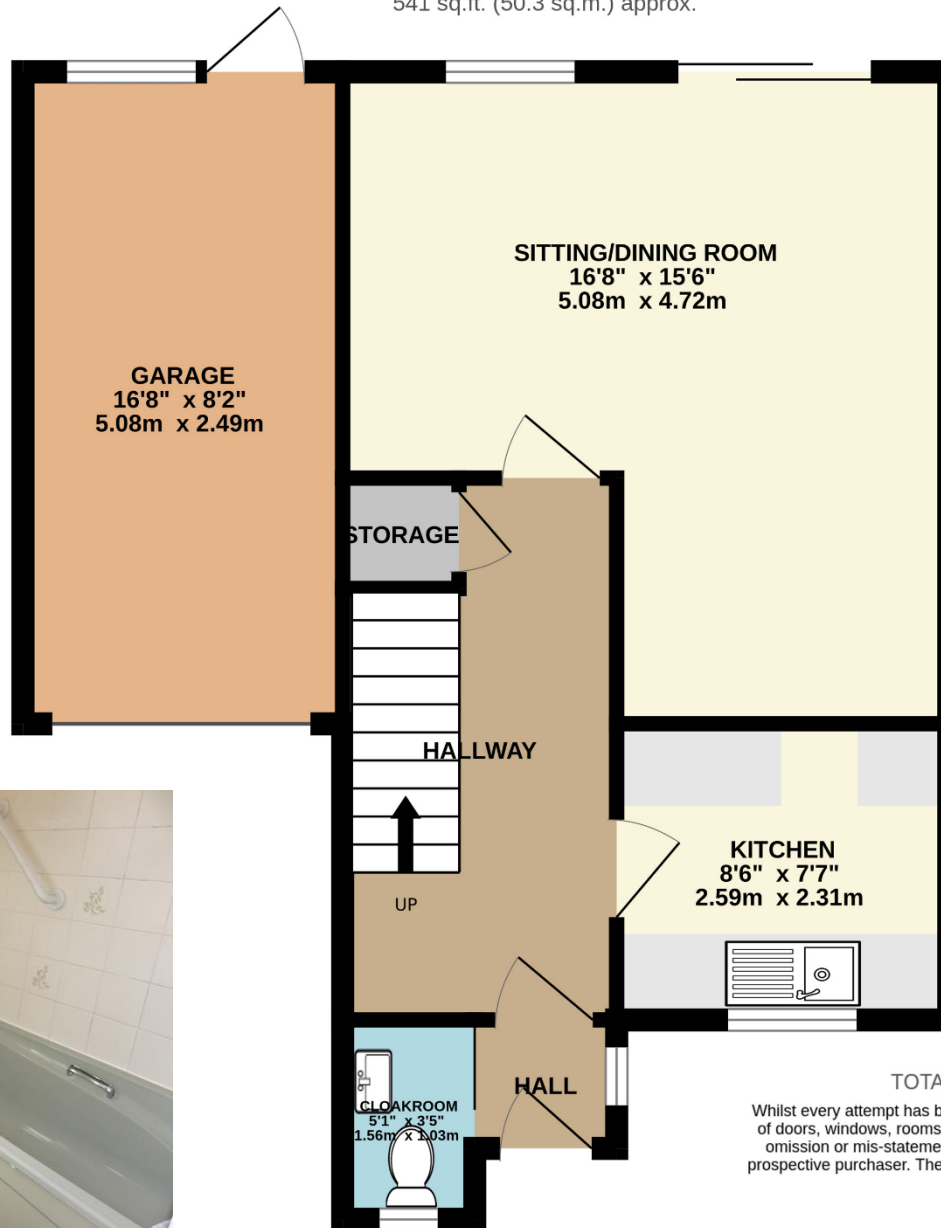


Council Tax Band: D £2063.39 pa
 Nearest Bus stop: Falmouth Way 0.1 m
 Nearest Train station: Thatcham 0.9 m

GROUND FLOOR
 541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
 380 sq.ft. (35.3 sq.m.) approx.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We, therefore, suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract.

