



22 Barfield Road Thatcham Berkshire RG18 3BL

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Guide Price £357,500 Freehold

A deceptively spacious and attractive semi-detached bungalow that has been well maintained with oil-fired central heating and upvc double-glazed windows. Situated in a popular cul de sac of similar properties on the western fringes of Thatcham. Within easy access to both Thatcham and Newbury town centres yet on the doorstep of some great walks along the surrounding countryside.

- ❖ Excellent ground floor living
- ❖ 16' Living Room with bay window and fireplace
- ❖ Well Fitted Kitchen and Shower room
- ❖ Three Good Size Bedrooms
- ❖ Small Conservatory
- ❖ Oil Central Heating and UPVC Double Glazing
- ❖ Single Detached Garage and long Driveway
- ❖ Enclosed private easy to maintain rear garden
- ❖ No Ongoing Chain and Viewing Recommended

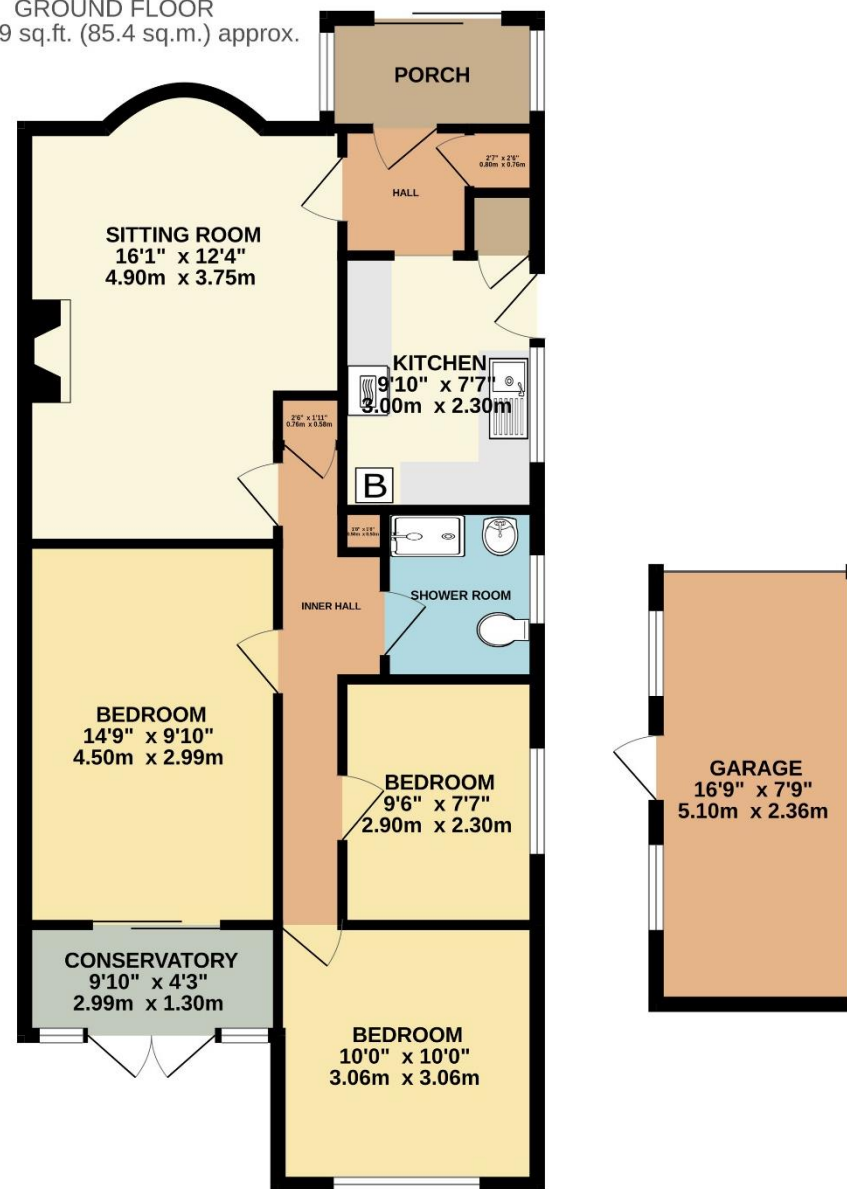
Directions: From Thatcham Broadway turn left onto the A4 towards Newbury continue along this road passing through two sets of traffic lights. At the third set of traffic lights by the Henwick Playing Fields turn right into Henwick Lane. Take the second turning right into Barfield Road and number 20 will be found on the left-hand side.



Council Tax Band: D **£2173.94** **pa**
Nearest Bus stop: Bath Road (0.1 km)
Nearest Train Station: Thatcham (2.6 km)



GROUND FLOOR
 919 sq.ft. (85.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

BARFIELD ROAD THATCHAM RG18 3BL

TOTAL FLOOR AREA: 919 sq.ft. (85.4 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(s).

