



26 Masefield Road Thatcham Berkshire RG18 3AF

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Guide Price £352,000 Freehold

A family-size three-bedroom semi-detached house located on the popular Whitelands development. The property has been extended now offering well-planned and generously proportioned rooms. The accommodation comprises an Entrance Hall, 19' Living Room, Separate Dining Room, and Kitchen, There are Three good size Bedrooms plus a Bathroom with a separate shower and WC. The Gardens are low maintenance with numerous shrub borders and a paved Patio enjoying a west-facing aspect. There is an Integral Garage with parking to the front. Gas radiator central heating and UPVC double glazing. Walking distance to local shops two primary schools, playing fields, and within the Kennet Secondary School catchment.

Viewing is Highly Recommended

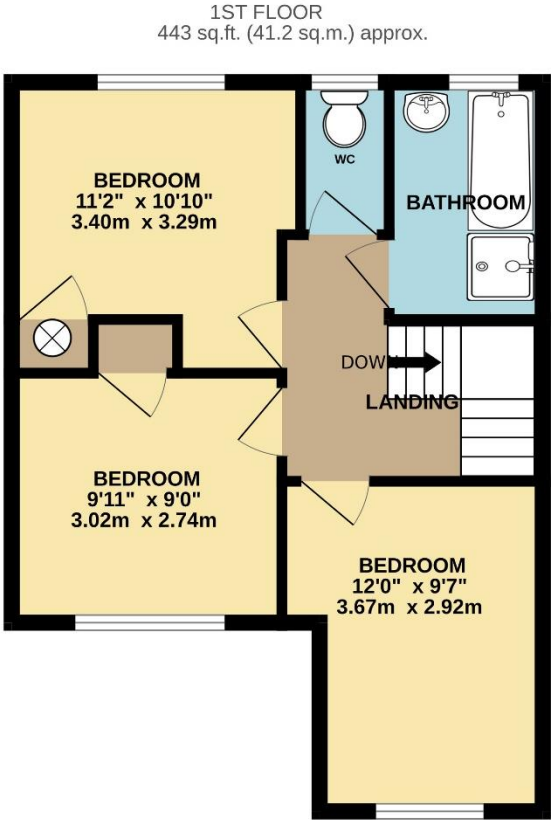
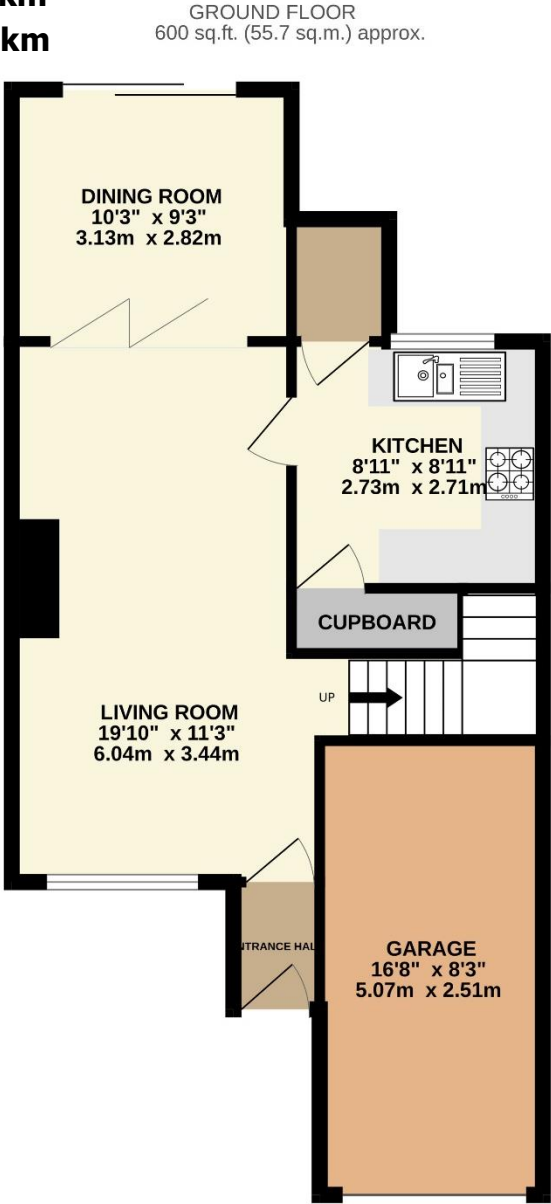
Directions

From Thatcham Broadway turn left onto the A4 Bath Road towards Newbury. After a short distance turn right at the traffic lights into Park Lane. Take the fourth turning on the left into Sagecroft Road, then immediately left into Masefield Road and the property will be found on the right-hand side.



Council Tax Band: C £1932.39 pa
Nearest Bus stop: Sagecroft Road 0.1 km
Nearest Train station Thatcham 2.0 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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

