



22 Hatchgate Close Cold Ash Berkshire RG18 9NY

22 Hatchgate Close Cold Ash

Berkshire RG18 9NY

Price Guide £429,950 Freehold

A very well presented three bedroom semi detached bungalow located in a small cul de sac of similar properties within the sought after village of Cold Ash. Within a short walk of the village shop/post office and within easy reach of St Marks primary school and the village Hall and playing fields. Cold Ash lies within an elevated position north of Thatcham which offers an excellent range of day to day services with more comprehensive facilities available at Newbury. Both towns have a station on the direct line to London Paddington. Road links are very good with the nearby A34/M4 junction 13 at Chieveley.

Accommodation comprises Entrance Hall, Sitting Room, Kitchen/ Breakfast Room, Three Bedrooms and Family Bathroom. The property benefits from Gas central heating, double glazing a Detached Garage plus long driveway for several vehicles. Enclosed Gardens with the rear Garden enjoying unspoilt views over open countryside.

Offered with No Ongoing Chain

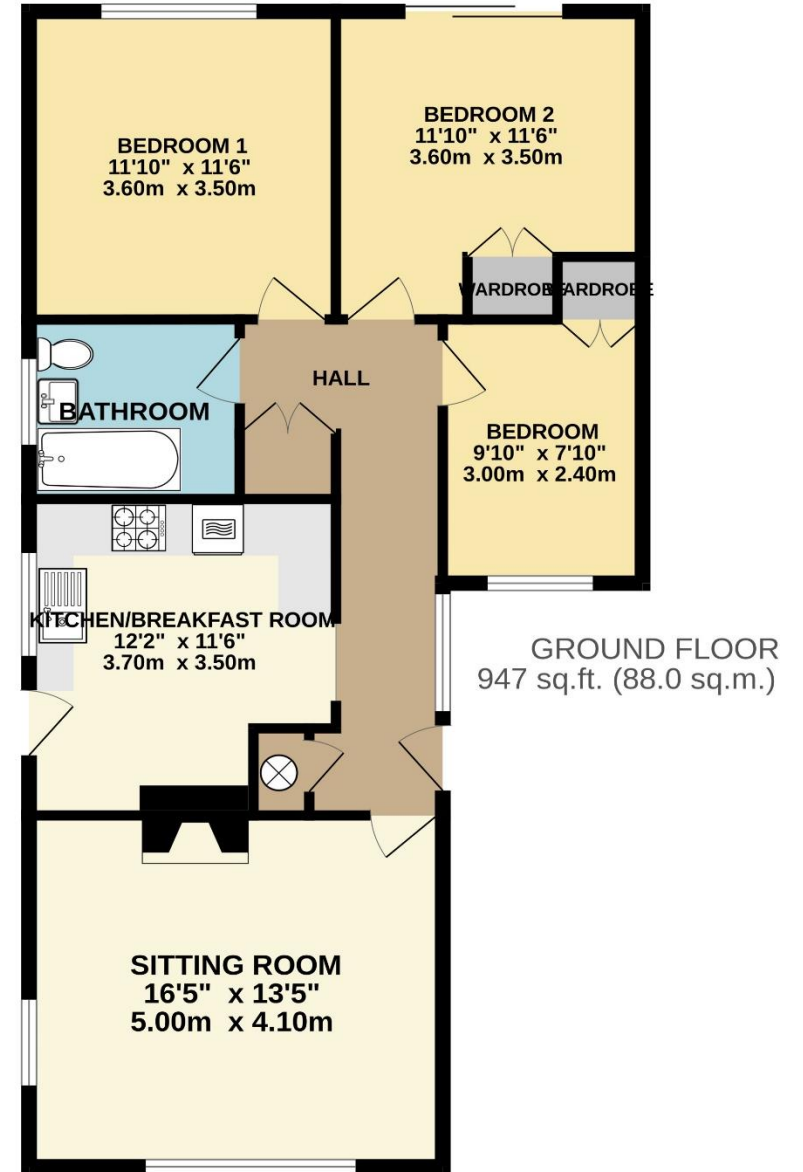
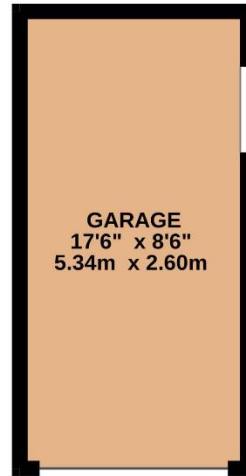
Directions: From Thatcham Broadway turn left onto the A4 Bath Road towards Newbury. Take the first right into Park Lane. Proceed to the top bearing left at the roundabout into Heath Lane. At the next roundabout turn right onto the Cold Ash Hill. Hatchgate Close is the first turning on the left and the property will be found on the right hand side.



Council Tax Band: D £2109.76 pa
 Nearest Bus stop: Cold Ash Hill 0.1 km
 Nearest Train station: Thatcham 3.0 km

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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.
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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

