



38 Billington Way Thatcham Berkshire RG18 3HG

38 Billington Way Thatcham Berkshire RG18 3HG

Price Guide £329,950 Freehold

A well-designed and very well presented two-bedroom semi detached home located in a quiet cul-de-sac on a sought after development on the Thatcham Cold Ash borders. Comprising an entrance hall, sitting room, fully fitted and recently equipped kitchen/ dining room overlooking the rear garden. On the first floor, there are two double bedrooms and a newly fitted bathroom. The property includes gas central heating and UPVC double glazing. To the front of the property is a small garden with a parking space plus an electric vehicle charging unit. The well maintained enclosed and private rear garden also enjoys a hidden secret garden with tree house and arbour. There is additional parking for three cars to the front of the garage. The property is close to the town centres facilities. Thatcham railway station is only a five-minute drive away and is also on the doorstep of beautiful walks around the North Thatcham Cold Ash borders.

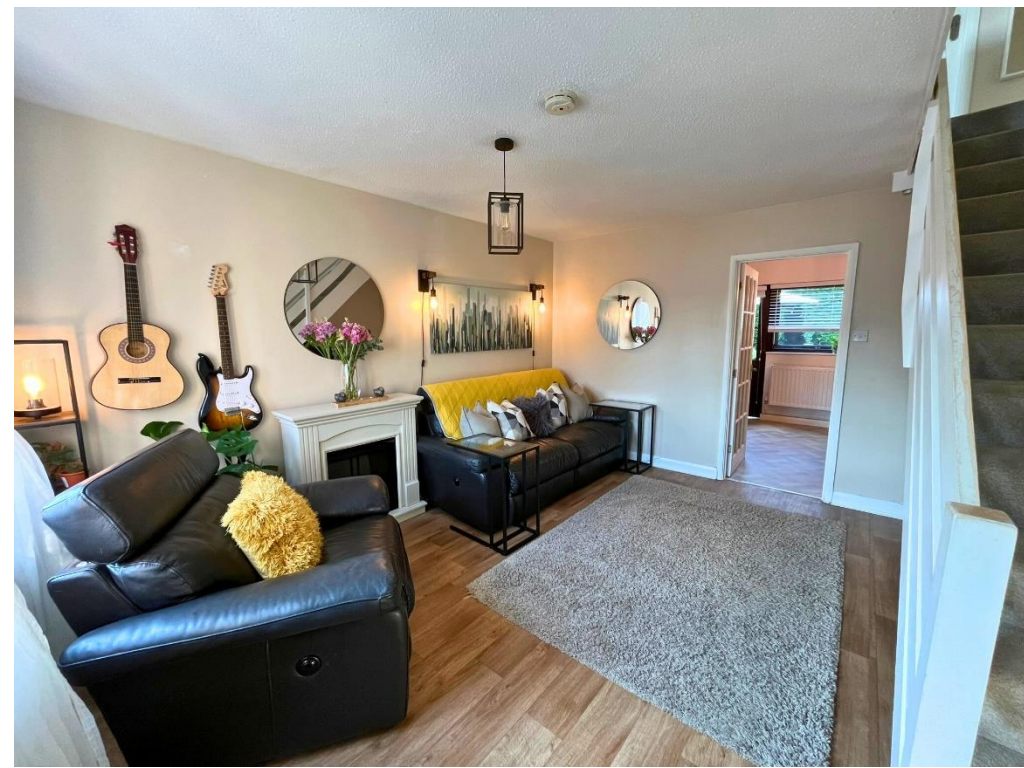
No Ongoing Chain

Directions Leave Thatcham Broadway at the northern end onto A4 Bath Road towards Newbury. At the first set of traffic lights turn right into Park Lane. Proceed to the top of the road and at the mini roundabout bear left into Heath Lane. Turn first right into Billington Way and the property will be found at the top of road on the right on the right hand side.

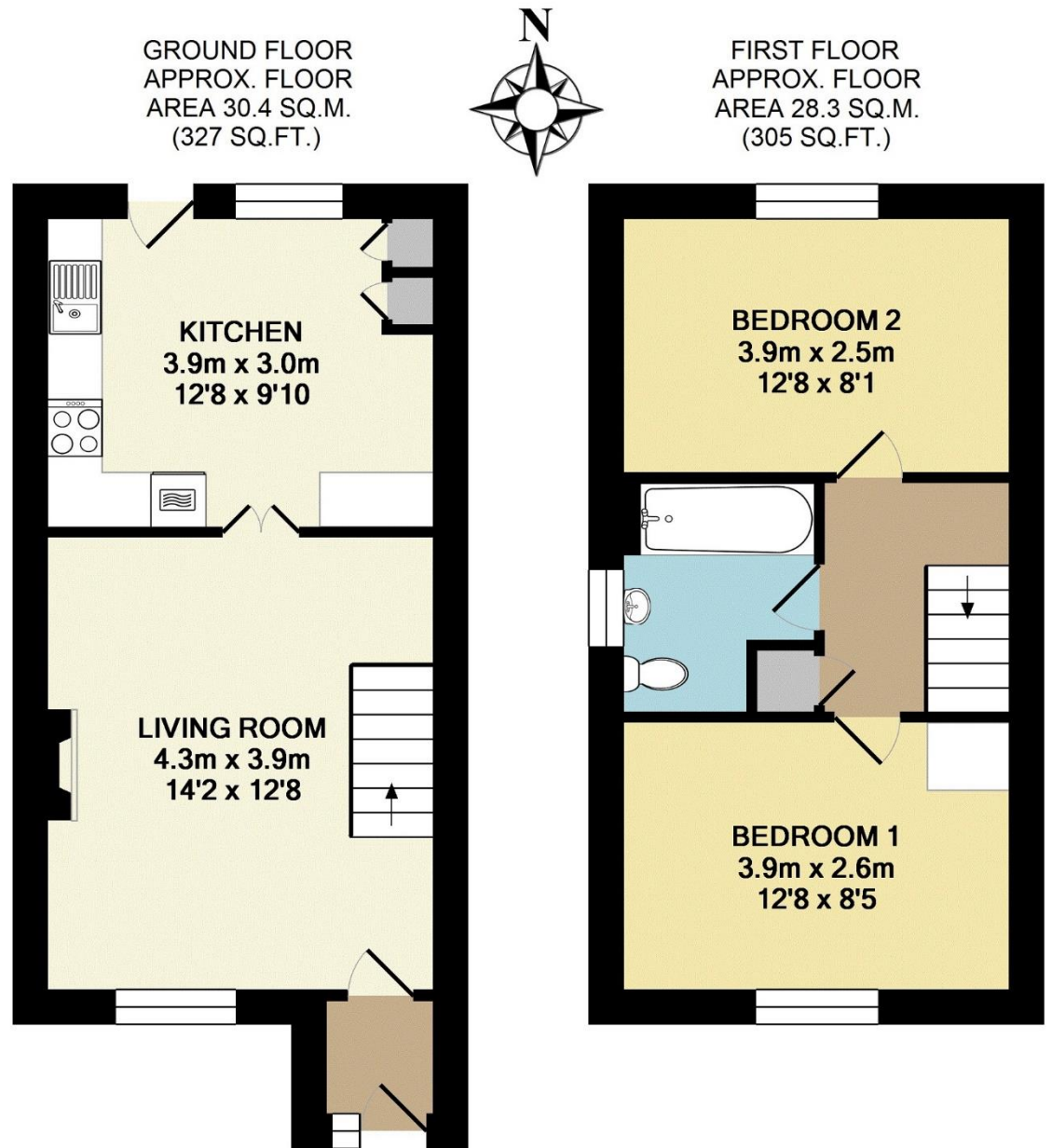
Council Tax Band: C £1875.34 pa

Nearest Bus stop: Cold Ash Hill 0.1 km

Nearest Train station Thatcham 2.6 km



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL APPROX. FLOOR AREA 58.7 SQ.M. (632 SQ.FT.)

All 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. Not to scale. Halletts Estate Agents.

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 contracts

