



12 Skillman Drive Thatcham Berkshire RG19 4GG

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Guide Price £469,950 Freehold

A beautifully presented and extended three-bedroom detached bungalow located in a sought-after cul de sac on the popular Seige Cross development. The property has been well maintained and benefits include gas central heating, uPVC double glazing, and a secluded corner plot Garden. The accommodation comprises an Entrance Porch and Hall, an L-shaped lounge and a Dining area with an open fireplace leading into an extended Garden Room. Well-fitted Kitchen, Shower Room and Three generous-sized Bedrooms. Externally there's an east and south-facing private rear garden, mainly laid to lawn with a patio area plus numerous flower and shrub borders. To the front of the property is a driveway with parking to the front of the detached Garage.

Walking distance to local shops GP Surgery and Thatcham main line train station.

Viewing is Highly Recommended

No Ongoing Chain

Directions

From Thatcham Broadway turn right onto the A4 Bath Road towards Reading. Proceed through three sets of traffic lights and at the roundabout take the third exit into Falmouth Way and then first right into Skillman Drive. The property will be found in the first cul-de-sac on the right in the right-hand corner.



Council Tax Band: D
Nearest Bus stop: Falmouth Way
Nearest Train station

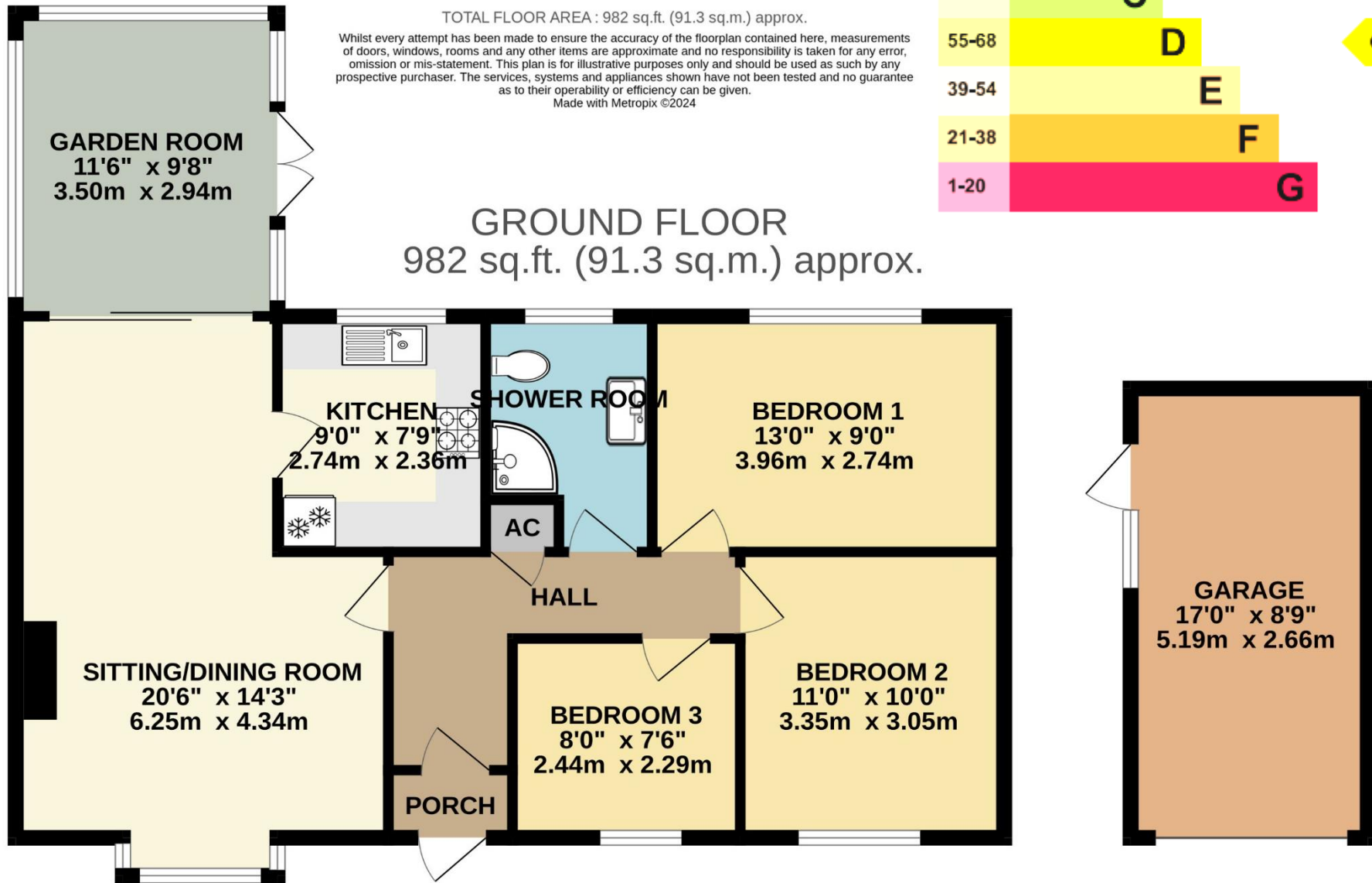
£2173.94 pa
0.2 km
Thatcham 1.0 km

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 : 982 sq.ft. (91.3 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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GROUND FLOOR
 982 sq.ft. (91.3 sq.m.) approx.



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.

