



18 Cholsey Road Thatcham Berkshire RG19 4GH



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### Guide Price £485,000 Freehold

A well-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 super secluded rear Garden. The accommodation comprises a Porch and Entrance Hall, an L-shaped Lounge and a Dining area with an open fireplace leading into a generous extended Garden Room: a well-fitted Kitchen, a Shower Room with an Aquilisa Quartz power shower and Three generous-sized Bedrooms. Externally there's an easy-to-maintain front garden with parking for several vehicles plus the Detached Garage and a private rear garden which is mainly laid to lawn with a patio area plus numerous flower and shrub borders, enclosed by recently erected close board fencing. Summer House, Greenhouse and Garden Shed. Walking distance to local shops GP Surgery and Thatcham main line train station.

### Viewing is Highly Recommended - Chain Complete Above

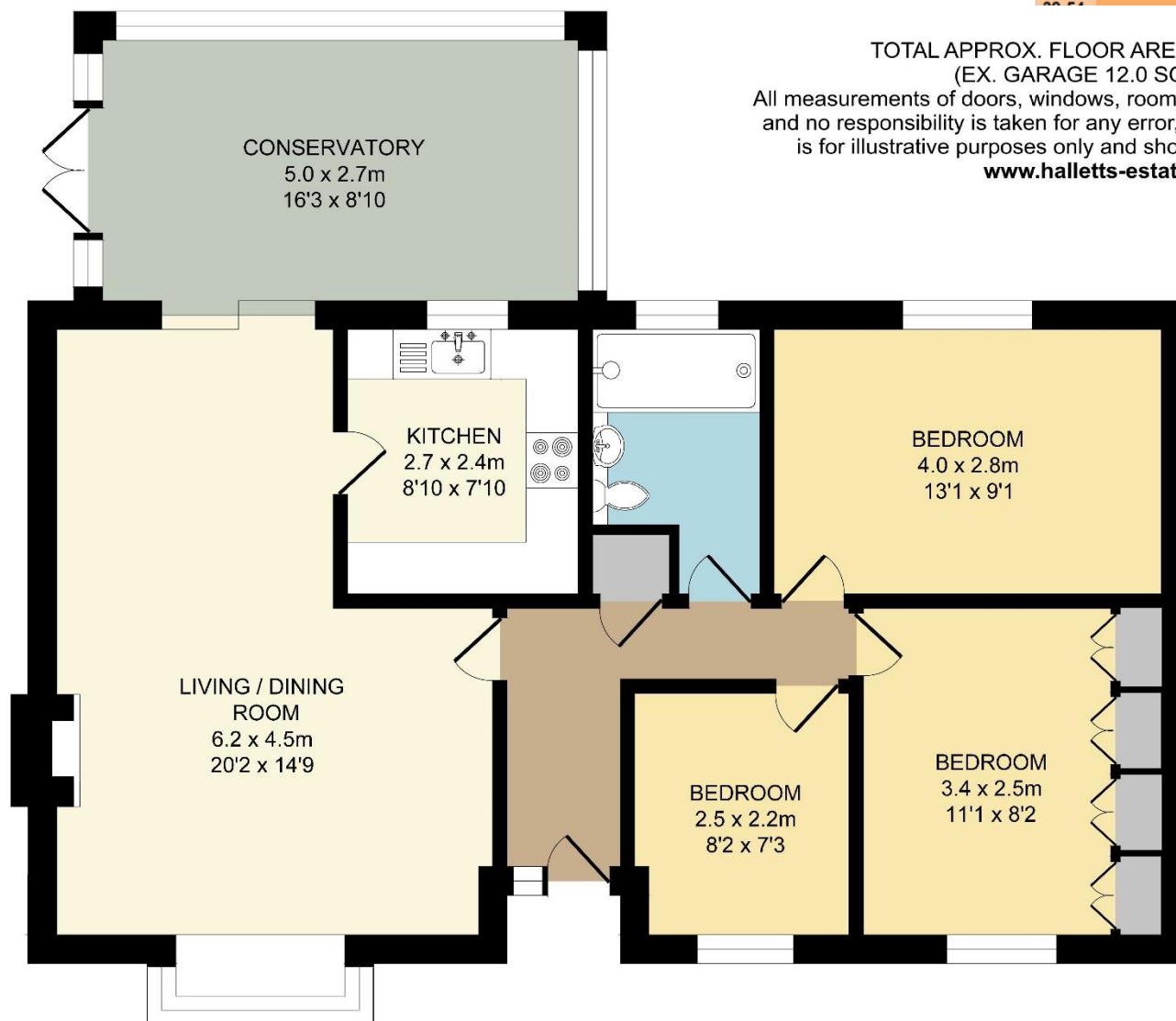
#### Directions

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 left into Bolingbroke Way and then left into Cholsey Road. The property will be found on the right-hand side.



**Council Tax Band:** D      **£2173.94 pa**  
**Nearest Bus stop:** Falmouth Way      **0.1 km**  
**Nearest Train station** Thatcham **1.0 km**

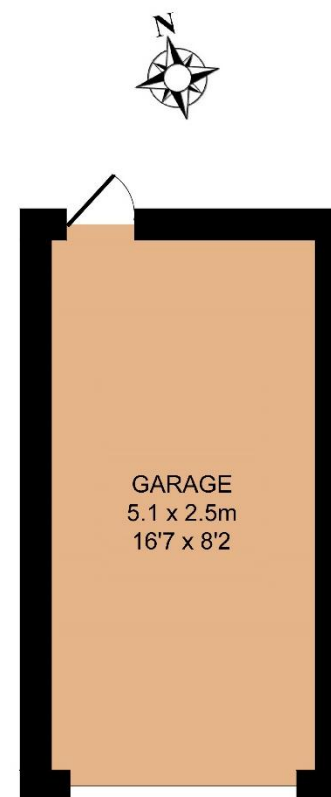
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		



TOTAL APPROX. FLOOR AREA 82.0 SQ.M. / 883 SQ.FT.  
 (EX. GARAGE 12.0 SQ.M / 129 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.

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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.



