



7 Sargood Close Close Thatcham Berkshire RG19 4FA



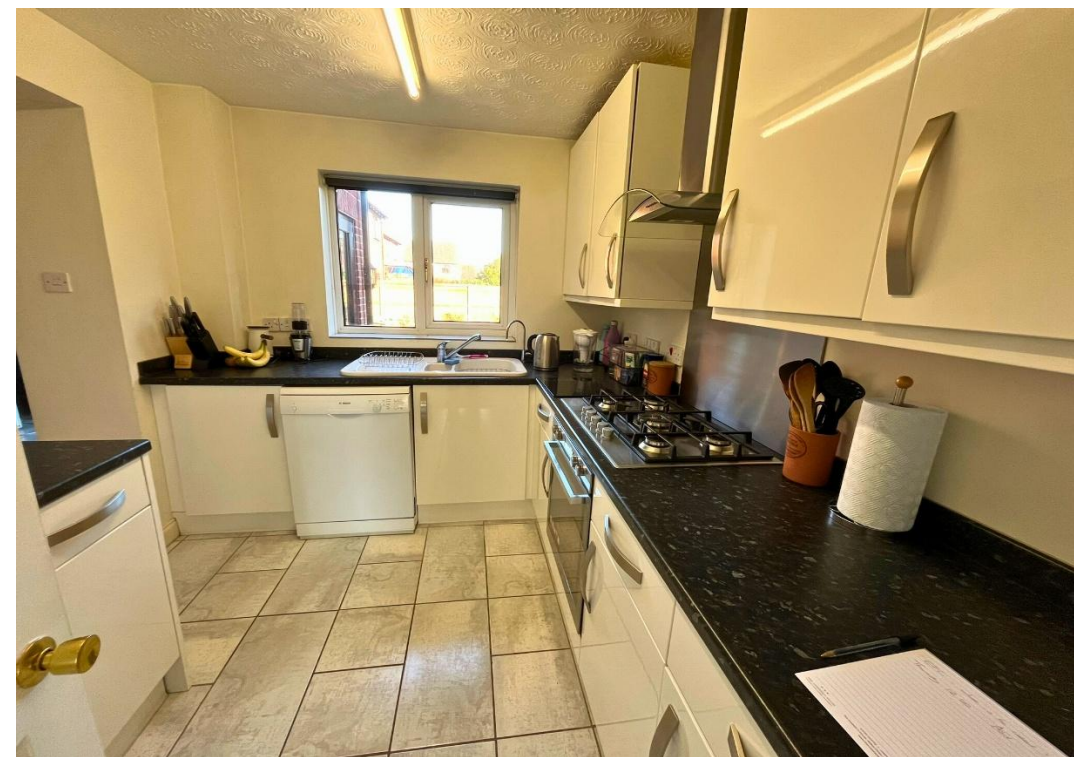
## **7 Sargood Close Thatcham**

**Berkshire RG19 4FA**

**Price Guide £535,000 Freehold**

**An extended and well-presented four-bedroom detached family home in a small cul de sac on the much sought-after Kennet Lea development. Within the popular Kennet and Francis Baily school catchments. Walking distance of Thatcham mainline railway station. Comprising Entrance Hall, Cloakroom Living Room, Separate Dining Room, Kitchen and Utility area leading onto a Family Room, Four Generous Bedrooms, Family Bathroom and En suite Shower Room. Excellent driveway parking for several vehicles to the front of the Integral Garage. The secluded corner plot garden is enjoying a sunny aspect. The present owners have maintained the property to an excellent standard. It benefits from gas radiator heating and upvc double glazing.**

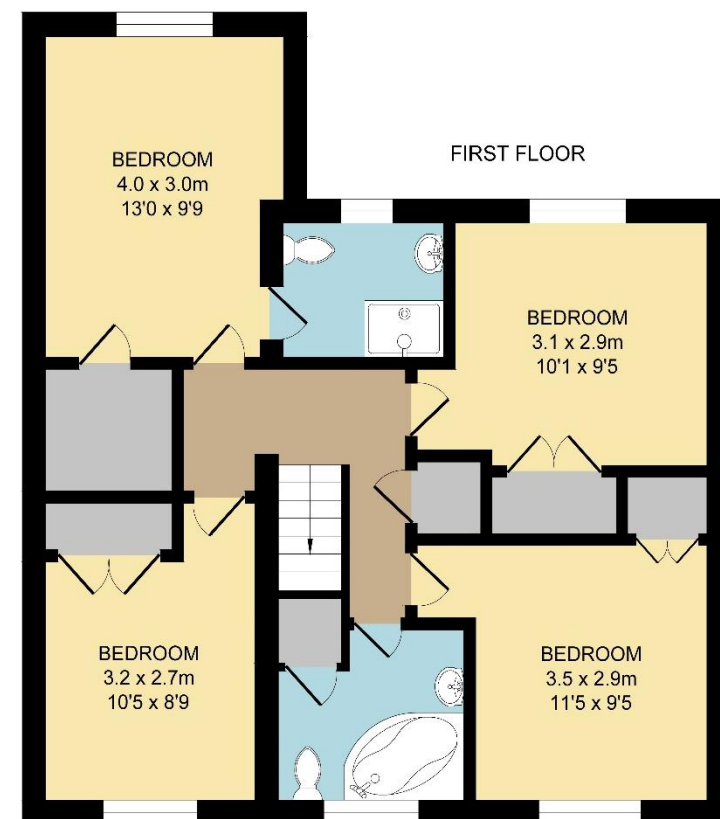
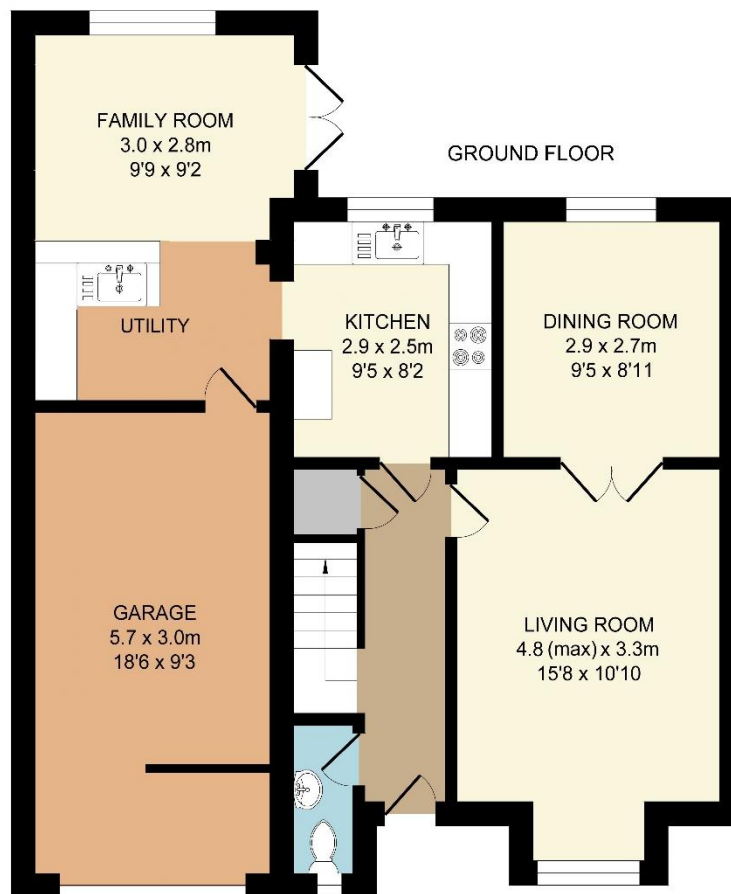
**Directions. From Thatcham Broadway turn right on to the A4 Bath Road, continue along this road past the Francis Baily school and garage. At the second roundabout, take the second exit onto Pipers Way. Take the second turning right into Agricola Way. Sargood Close is the sixth turning on the left, and the house will be found in a small driveway in the left-hand corner.**



**Council Tax Band:** D £2173.94 pa  
**Nearest Bus stop:** Station Road 0.1 km  
**Nearest Train station:** Thatcham 0.6 km



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



TOTAL APPROX.. FLOOR AREA 124.0 SQ.M. (1335 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. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



**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(



