



3 Barfield Road Thatcham Berkshire RG18 3BL

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Guide Price £449,950 Freehold

An individually built and deceptively spacious detached bungalow that has been very well maintained throughout. Situated in a popular cul de sac on the western fringes of Thatcham adjacent to Henwick Playing Fields. Within easy access to both Thatcham and Newbury town centres yet on the doorstep of some great walks along the surrounding countryside.

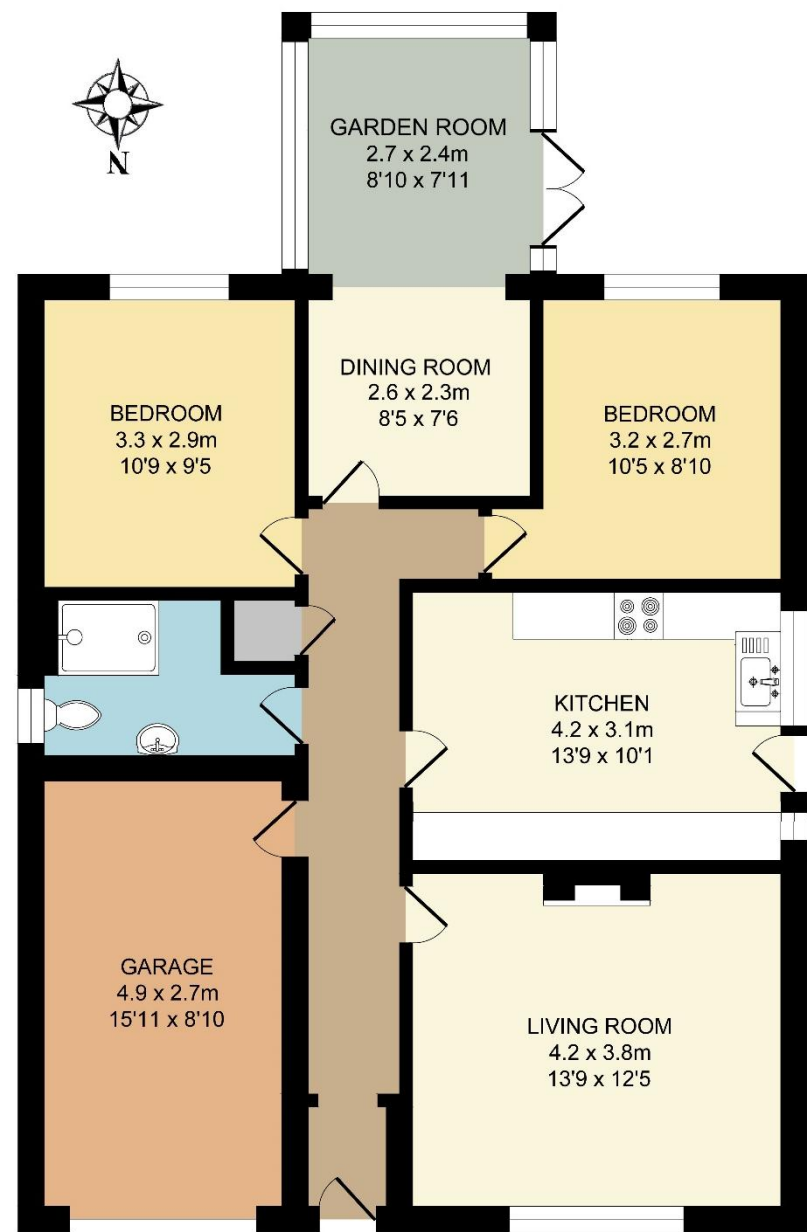
- ❖ Excellent ground floor living
- ❖ Living Room with open fireplace
- ❖ Well Fitted Kitchen and Shower room
- ❖ Three Good Size Bedrooms
- ❖ Conservatory
- ❖ Gas Central Heating and UPVC Double Glazing
- ❖ Integral Garage and Driveway parking for three cars
- ❖ Enclosed and secluded south facing rear garden
- ❖ No Ongoing Chain and Viewing Recommended

Directions: From Thatcham Broadway turn left onto the A4 towards Newbury continue along this road passing through two sets of traffic lights. At the third set of traffic lights by the Henwick Playing Fields turn right into Henwick Lane. Take the second turning right into Barfield Road and number 3 will be found on the right hand side.



Council Tax Band: D **£2416.98** **pa**
Nearest Bus stop: Bath Road **(0.1 km)**
Nearest Train Station: Thatcham **(2.6 km)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 95.0 SQ.M. (1022 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

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(s).

