



2 Stoney Lane Thatcham Berkshire RG19 4LH

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Price Guide £389,950 Freehold

An older style 1950's semi detached home offering spacious accommodation over two floors. Comprising Entrance Hall, Living/ Dining room with open fireplace, Kitchen, Ground Floor Shower Room. The first floor comprises three generous bedrooms, landing and WC. The property benefits from having the potential to be extended subject to the usual planning permissions. Outside there is a Detached Workshop plus ample parking to the front and side of the property and enjoying a mature long west and south rear facing garden laid mainly to lawn with well stocked shrubs and flower borders. On the doorstep of Kennet Secondary School and within Francis Baily Primary School catchment. Walking distance of Thatcham mainline railway station. Close to doctors, local shops and Thatcham town centre. Benefitting from Gas fired central heating and UPVC double Glazing.

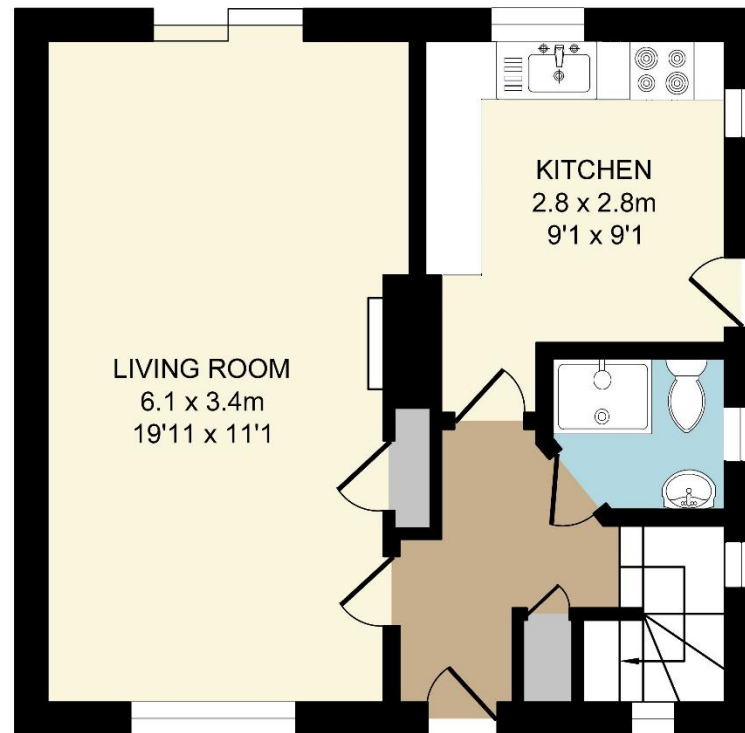
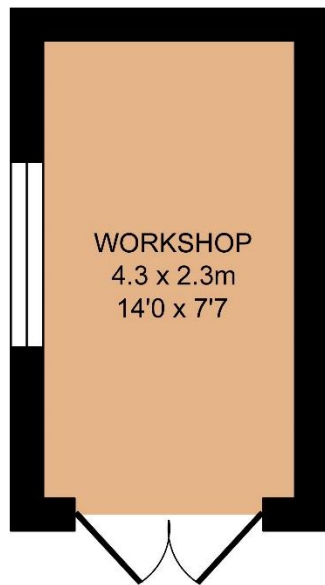
No Ongoing Chain with Vacant Possession

Directions: Leave Thatcham Broadway in a southerly direction onto Station Road. Proceed across the mini roundabout continuing on Station Road. Take the third turning on the left and the property will be found on your left hand side.



TOTAL APPROX. FLOOR AREA 77.0 SQ.M. (829 SQ.FT.) EX. OUTBUILDING 10.0 SQ.M. (107 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



GROUND FLOOR



FIRST FLOOR

Council Tax Band: C £2148.42 pa

Nearest Bus stop: Station Road 0.1 km

Nearest Train station: Thatcham 0.9 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	

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

