



15 Dunstan Road Thatcham Berkshire RG18 4QS

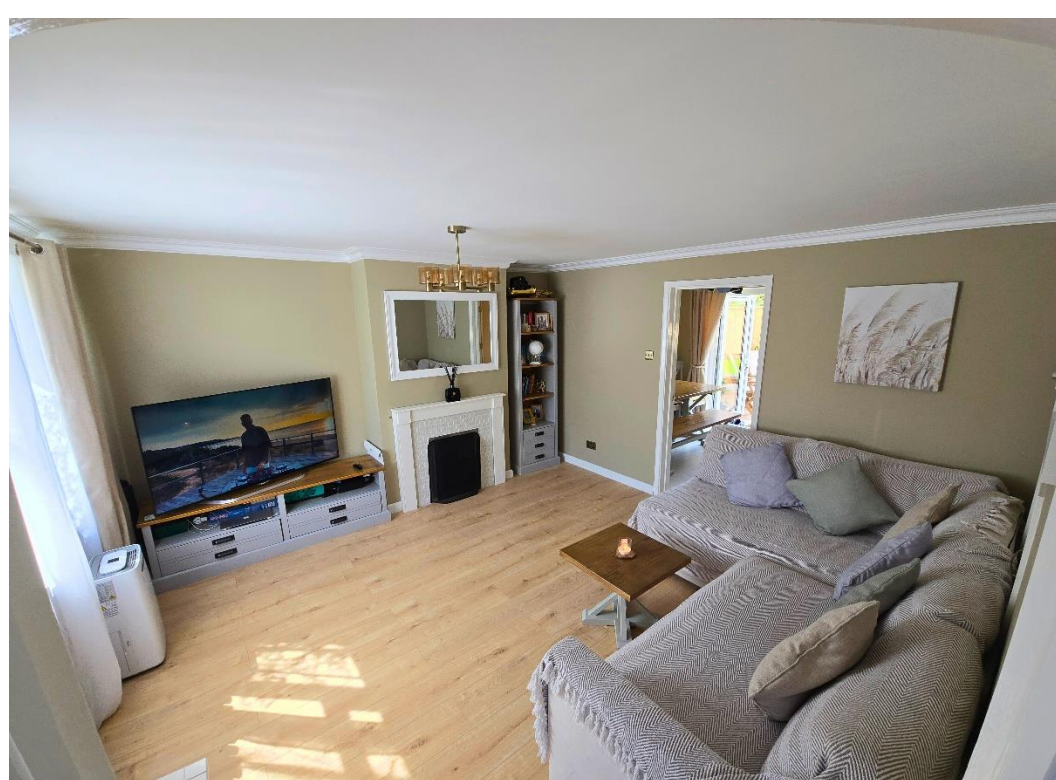
15 Dunstan Road Thatcham Berkshire RG18 4QS

Guide Price £340,000 Freehold

A fabulous two-bedroom semi-detached house that has undergone extensive modernisation and improvements, creating a home ready to move straight into. Conveniently located on the outskirts of Thatcham town centre. Offering well-planned and generously proportioned rooms. The immaculately presented accommodation comprises an Entrance Hall, 13' Living room with an open fire, 16' Newly fitted Kitchen/Breakfast Room leading through French doors onto the landscaped rear Garden, Two Double bedrooms, plus a newly fitted Bathroom. The front Garden now provides off-street parking for three vehicles, plus side access. The rear Garden is south and west facing and has been recently laid to lawn with a generous-sized newly laid Patio area and path leading to a Useful timber-built Outbuilding. New Gas radiator central heating system. UPVC double glazing throughout. Walking distance to local shops, two primary schools, playing fields, and within the Kennet Secondary School catchment.

Viewing is Highly Recommended

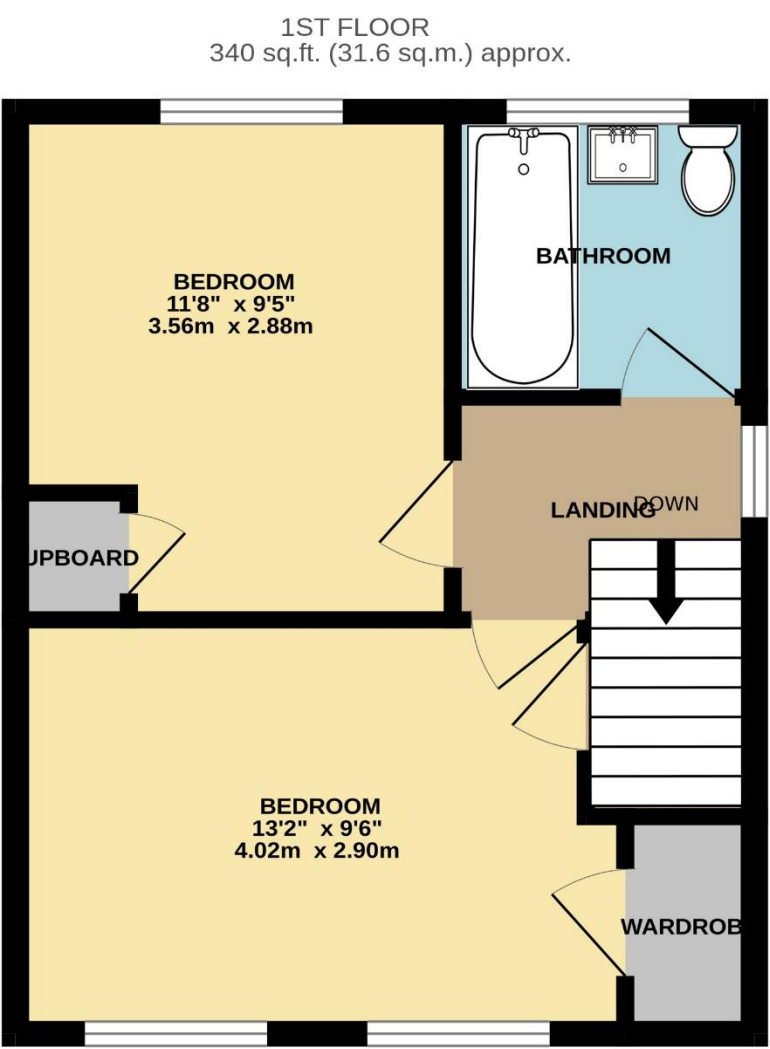
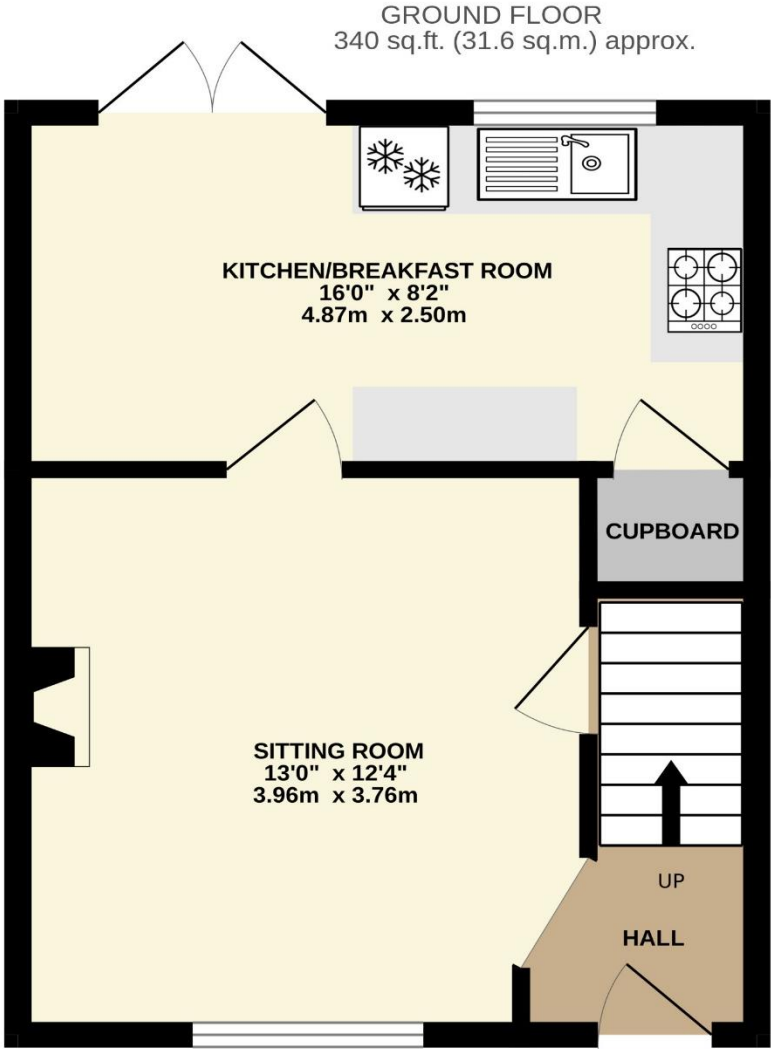
Directions: From Thatcham Broadway, turn right onto the A4 Bath Road towards Reading. Proceed through the first set of traffic lights, then at the second set turn left onto Harts Hill Road. Take the first left into Vincent Road and then right into Marsh Road. The property will be found on the left-hand side.



Council Tax Band: C
Nearest Bus stop: London Road
Nearest Train station: Thatcham

£2148.42 pa
0.3 km
1.5 km

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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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

