



52 Florence Gardens Thatcham RG18 3HA

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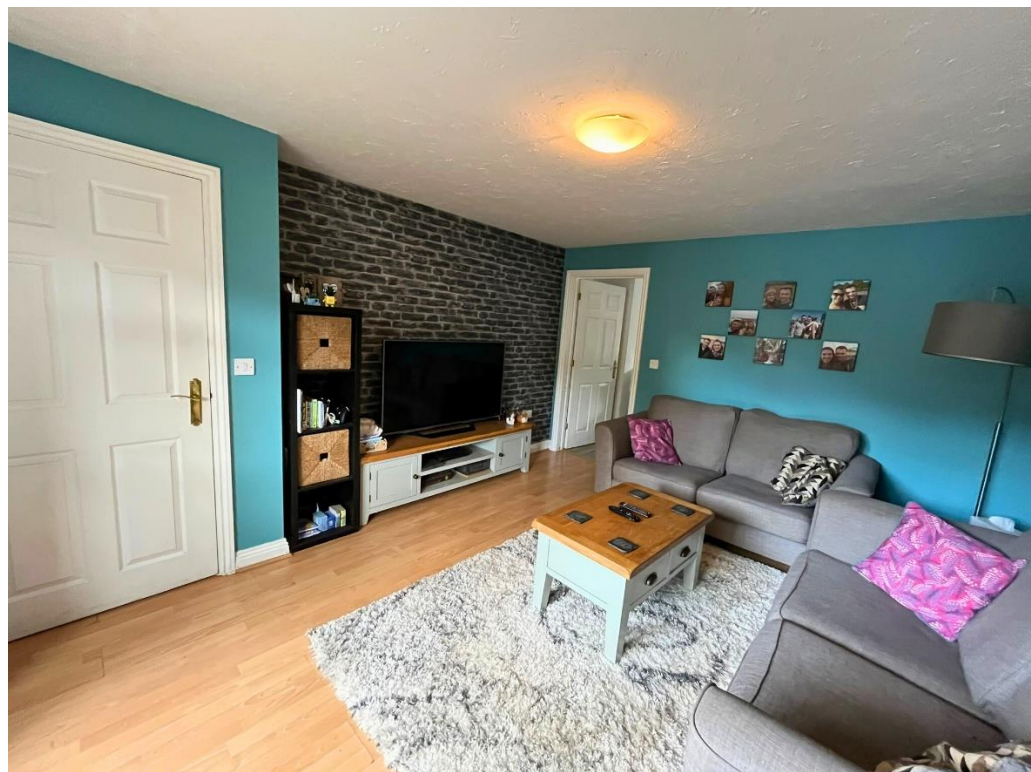
Price £375,000 Freehold

An attractive David Wilson-built semi-detached home located in a quiet close on the north-western outskirts of Thatcham, adjoining open countryside. The property has been well-maintained by the current owners. Benefitting from an Entrance Hall, Living Room, recently fitted Kitchen/ Breakfast Room, Cloakroom, Three Bedrooms and Family Bathroom. Outside, there is a secluded and fully enclosed rear Garden and Ample Parking to the front. The property also benefits from gas radiator central heating and newly fitted upvc double-glazed windows throughout.

Internal viewing is highly recommended

- ❖ **Close to open countryside with footpath directly behind over to Henwick Farm**
- ❖ **Quiet cul-de-sac**
- ❖ **Presented in Very Good Decorative Order**
- ❖ **Kitchen/Breakfast Room overlooking the rear Garden**
- ❖ **Downstairs Cloakroom**
- ❖ **Three Bedrooms and Family Bathroom**
- ❖ **Ample Parking to the front of the property**
- ❖ **Gas Radiator, Central Heating and Upvc Double Glazing**

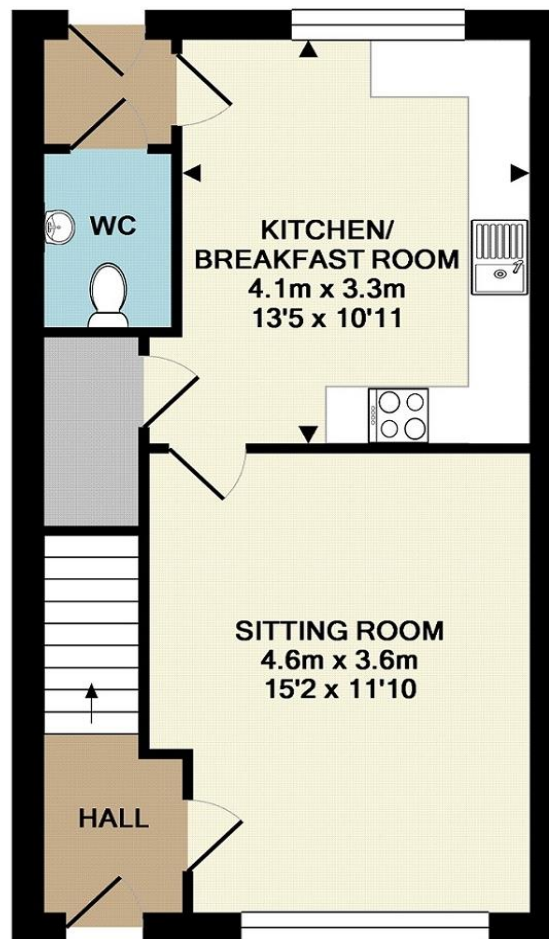
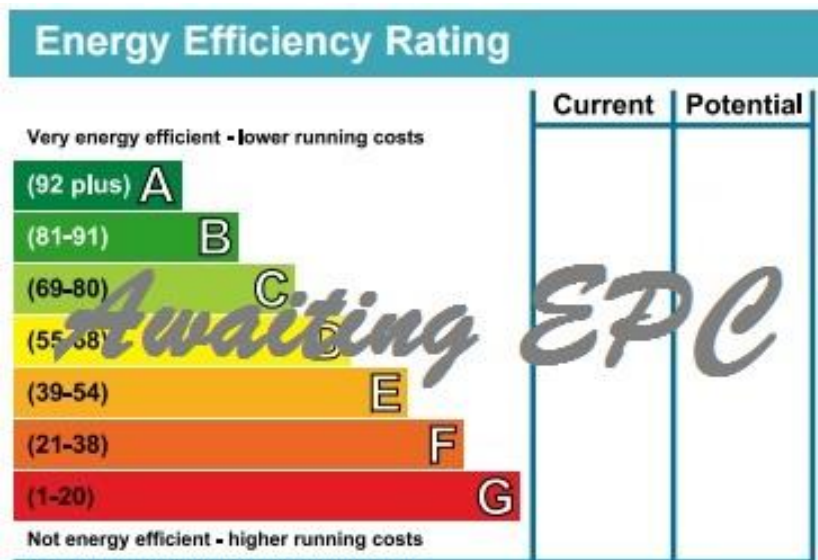
Directions: From Thatcham High Street, turn left onto the A4 heading towards Newbury. At the Henwick Lane traffic lights, turn right and continue forward into Gordon Road. At the top of the road, bear right onto Bowling Green Road and turn left onto Florence Gardens. Follow the road along where our property can be found on the right-hand side.



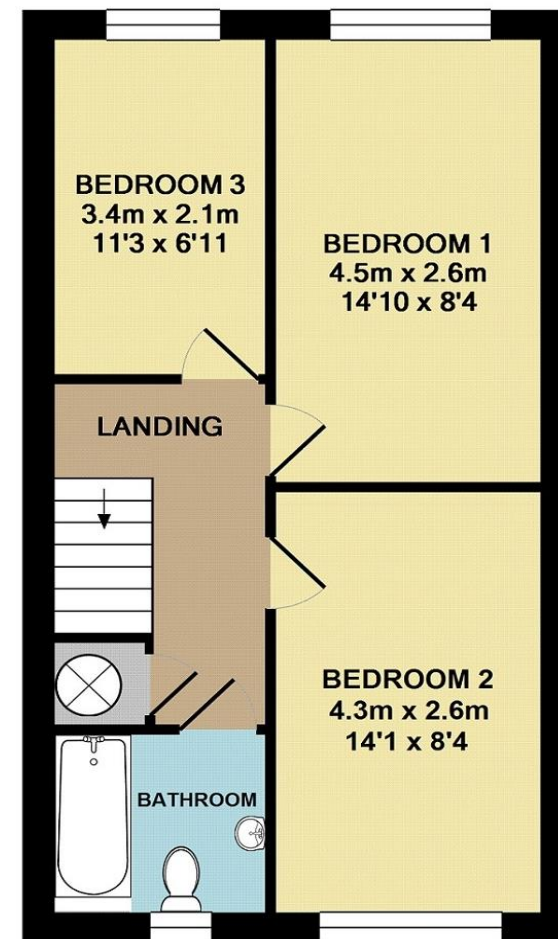
Council Tax Band: C £2075.91 pa
Nearest Bus stop: Gordon Road 0.1km
Nearest Train Station: Thatcham 3.3km

TOTAL APPROX. FLOOR AREA 83.8 SQ.M. (902 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. Plan produced for Halletts Estate Agents



GROUND FLOOR
 APPROX. FLOOR
 AREA 41.9 SQ.M.
 (451 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 41.9 SQ.M.
 (451 SQ.FT.)

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).

