



18 Roman Way Thatcham Berkshire RG18 3BP

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Price Guide £430,000 Freehold

An older style character semi-detached home that has been thoughtfully extended to now offer spacious accommodation over two floors. Comprising Entrance Hall, Large Sitting Room, leading into the Kitchen/Breakfast Room. There is a Family Room with double doors opening onto the landscaped Garden boasting a large stone paved patio area. Complementing the ground floor is a Utility room and a Cloakroom. The first floor comprises Three Bedrooms with an En-suite Shower to the Master Bedroom, plus a family Bathroom. Outside offers ample parking to the front of the property, and the south-facing rear Garden is another of this property's many features, being secluded and not overlooked, laid mainly to lawn with well-stocked shrubs and flower borders. At the bottom of the Garden is a 16' x 12' Timber Building ideal for Office / Studio or Gym. Walking distance of Henwick Fields and within easy access to both Thatcham and Newbury town centres. Benefitting from gas-fired central heating and UPVC double-glazing. Offered with No Ongoing Chain

Directions: Leave Thatcham town on the A4 Bath Road towards Newbury. Continue through three sets of traffic lights and at the next set of traffic lights turn right into Henwick Lane. Take the second turning on the right into Roman Way. The property will be found on your left.



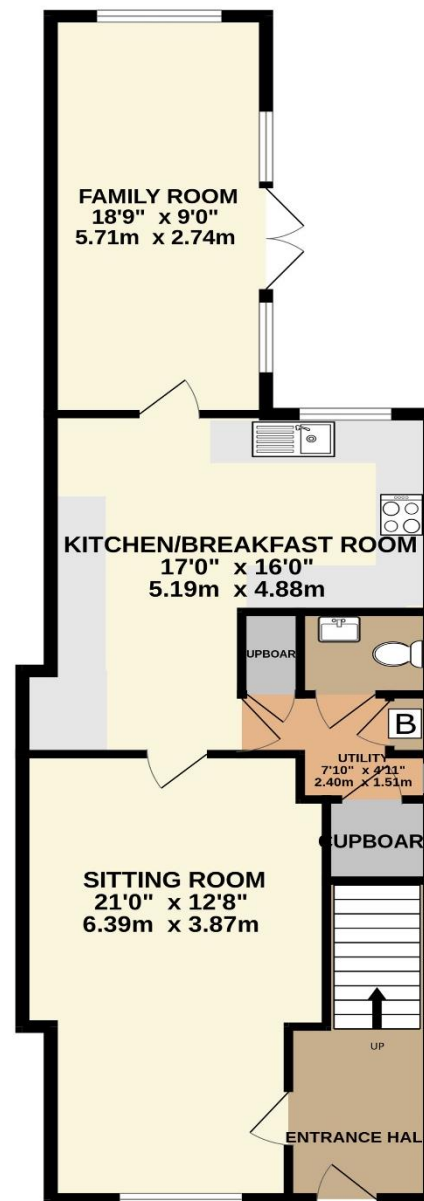
A bright, modern kitchen with white cabinetry, a large window with a striped valance, and a tiled floor. The kitchen features white upper and lower cabinets, a white countertop, and a large window with a striped valance. The floor is covered in light-colored square tiles. A white radiator is visible on the left wall. The overall atmosphere is clean and bright.

Nearest Train station: Thatcham 2.7 km

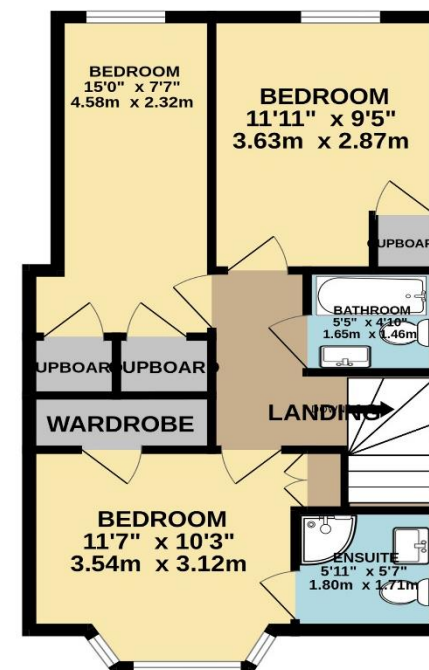
NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

GARDEN
190 sq.ft. (17.7 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (134.9 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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