



21 Oak Tree Road Thatcham Berkshire RG19 4QP

# **21 Oak Tree Road Thatcham Berkshire RG19 4QP**

**Price Guide £520,000 Freehold**

**A character-filled 1950s-built four-bedroom semi-detached home, a stone's throw away from Thatcham main line railway station. Located in a popular residential area within the Kennet School catchment. The present owners have tastefully modernised and greatly enlarged the property, including a fabulous 18' x 15' Kitchen/ Breakfast Room, 23' Sitting Room, Utility Room and Cloakroom. Four Generous Bedrooms and a Four-Piece Jack and Jill Bathroom with a separate Shower. There is a Large Detached Outbuilding at the bottom of the Garden which can be used for various uses, including a Studio, Gym or Home Office. To the front of the property, there is ample Parking for several vehicles. The long rear Garden boasts a large lawned area which is very private and not overlooked. UPVC Double Glazing and Gas Radiator Central Heating.**

**An Early Viewing is Highly Recommended**

**Directions: Leave Thatcham Broadway in a southerly direction onto Station Road. Proceed over the mini roundabouts, continuing into Station Road. Take the third turning on the right into Oak Tree Road, and the property will be found a short distance on the right.**



Council Tax Band:
Nearest Bus stop:
Nearest Train station

C
Station Road
Thatcham

pa
0.25 mile
0.5 mile

Score	Energy rating	Current	Potential
92+	A	73 C	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 126.0 SQ.M / 1356 SQ.FT. (EX. OUTBUILDING 27.0 SQ.M / 291 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. [www.halletts-estateagents.co.uk](http://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.

