



22 Elmhurst Road Thatcham Berkshire RG18 3DG

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**Price Guide £455,000 Freehold**

**A beautifully presented detached bungalow situated in a quiet cul-de-sac on the outskirts of Thatcham and within easy reach of open countryside. The property has been thoroughly modernised and improved by the present owners to a very high standard. Comprising a Sitting Room with an open fireplace, a fitted 18' Kitchen plus Dining Area, Two Double Bedrooms, Bathroom. Gas-fired central Heating and UPVC Double Glazing. Outside, there is a good-sized front garden with lawn and a paved driveway offering parking for several vehicles. Another of this property's many outstanding features includes the landscaped rear garden, which enjoys a private sunny aspect, being immaculately tended with two paved areas for seating and entertaining. Two Timber-built Outbuildings.**

**Viewing is Highly Recommended to avoid disappointment  
Offered with No Ongoing Chain**

**Directions: Leave Thatcham Broadway, turning left onto the A4 Bath Road towards Newbury. Continue through two sets of traffic lights and at the third set turn right into Henwick Lane. Passing the playing fields on your left-hand side Elmhurst Road will be found at the top of the road on the right. The bungalow will be found on the right just after the bend in the road.**



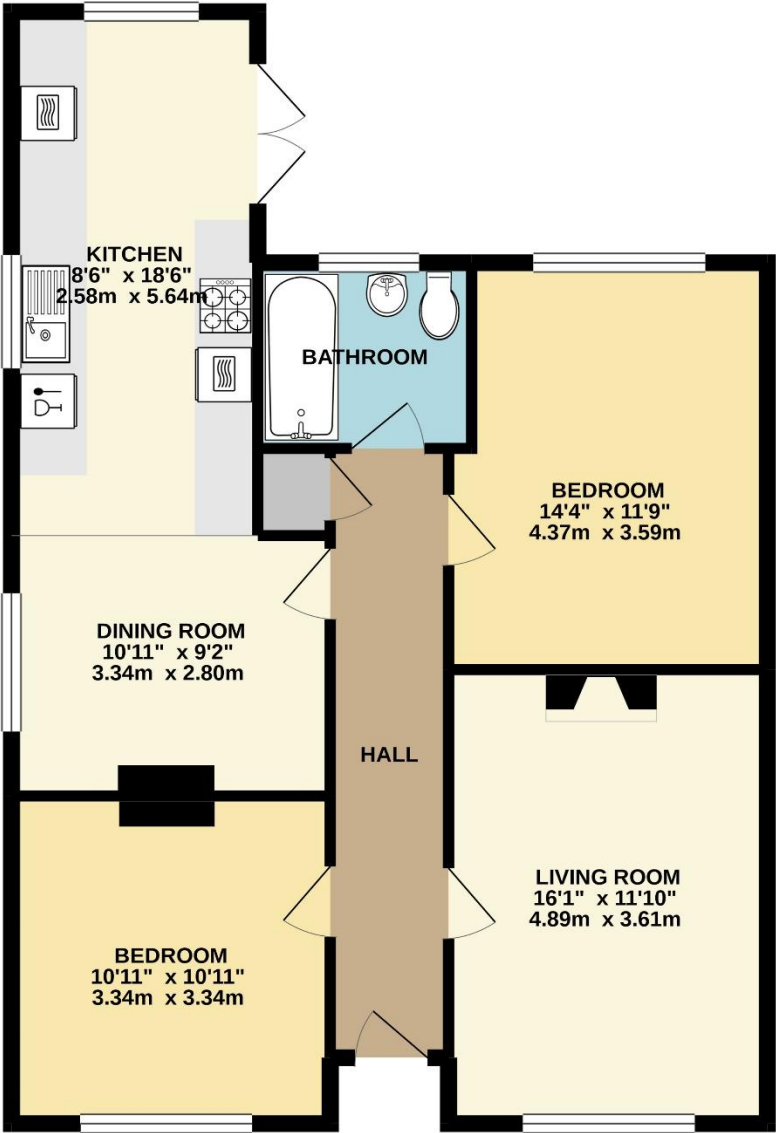


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Council Tax Band:**      **D**              **£2416.98 pa**  
**Nearest Bus stop:**      **Westfield Road**   **0.2 km**  
**Nearest Train station:**   **Thatcham**              **2.9 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  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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