



60 St Johns Road Thatcham Berkshire RG19 3SY

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Price Guide £425,000 Freehold

An older style character semi-detached home that has been thoughtfully extended to now offer spacious accommodation over two floors. Comprising Entrance Hall, Cloakroom, Large 23' Sitting Room with open fireplace, leading into a fabulous Garden Room overlooking the private secluded landscaped Gardens. Recently refitted kitchen. The first floor comprises three generous Bedrooms plus a Family Bathroom. Outside, there is a Utility Room/Office, plus a large timber workshop. There is parking to the front and side of the property. One of this property's many features is the fabulous kept Gardens, being private and not overlooked, laid mainly to lawn with well-stocked shrubs and flower borders. Covered Side passage. Benefitting from gas-fired central heating and UPVC double-glazing. Immaculately presented throughout. Walking distance to the town centre and on the doorstep of doctors and dental practices.

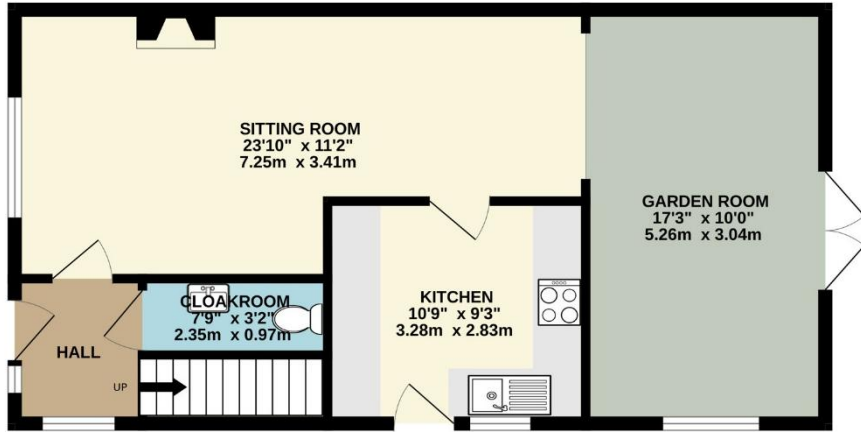
Viewing Highly Recommended

Chain Complete

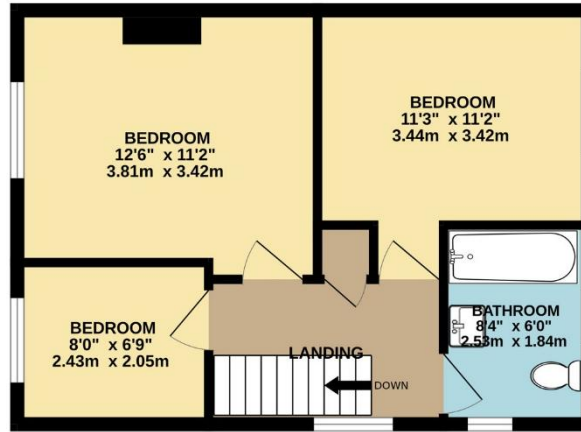
Directions: Leave Thatcham town centre on the High Street onto the A4 Bath Road towards Newbury. Continue through a set of traffic lights and take the third turning left into St John's Road, and the property will be found on your right.



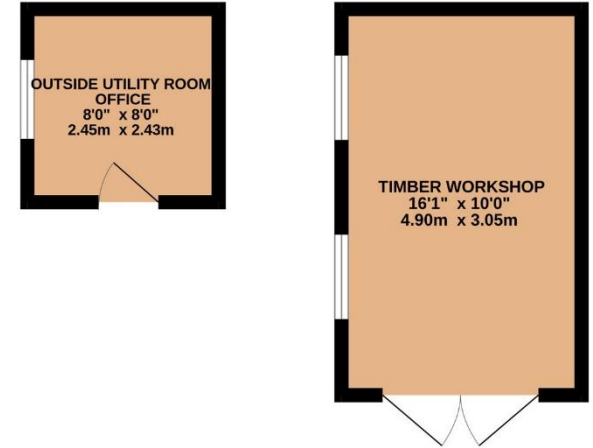
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



OUTBUILDINGS
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D £2416.98 pa

Nearest Bus stop: Bath Road 0.1 km

Nearest Train station: Thatcham 1.9 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

