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47a Bath Road, Thatcham RG18 3GF
Price: £530,000

Features.



Description.

An extended and simply stunning three double bedroom bay fronted semi detached house located within walking distance of the town centre. This beautiful home has been stylishly updated whilst retaining many character features and the decent sized garden has had the addition of an awesome garden studio/gym with power and lighting.

The accommodation includes entrance hall, spacious bay fronted living room, inner hallway, cloakroom, utility room, superb fully fitted kitchen/dining room and garden room extension to the ground floor. The first floor consists of a master bedroom with built-in wardrobes and en-suite shower room, second bay fronted double bedroom, smart family bathroom, walk-in wardrobe off the landing and door to the stairwell for the loft conversion providing the third double bedroom. Outside offers a good sized garden with large patio and decking area, garden studio as a gym or work from home office with attached storage and driveway parking to front for two vehicles.



Location.

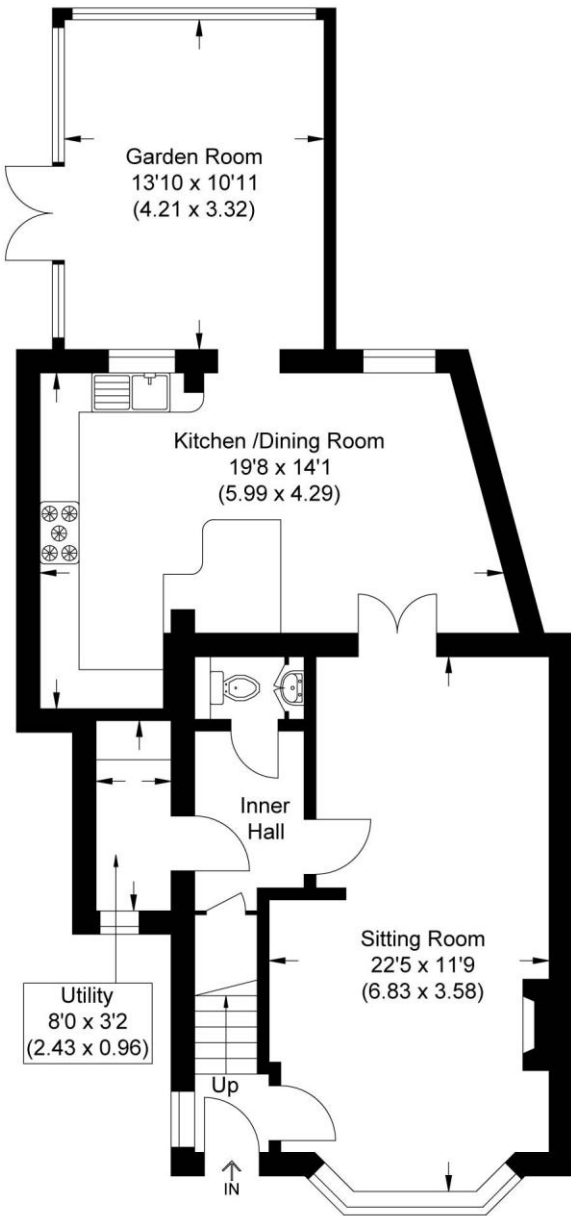
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the West country and excellent road links via the A4, A34 and Junction 12 of the M4.



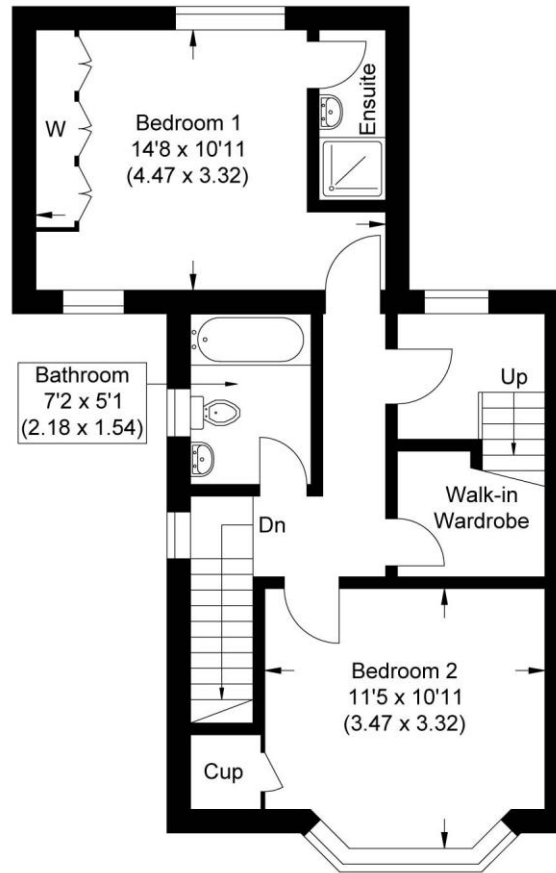
Approximate Gross Internal Area
127.09 sq m / 1367.98 sq ft
(Excludes Outbuilding Area)
Outbuilding Area 21.83 sq m / 234.97 sq ft



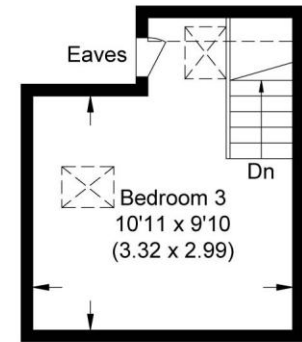
 = Reduced headroom below 1.5m / 5'0



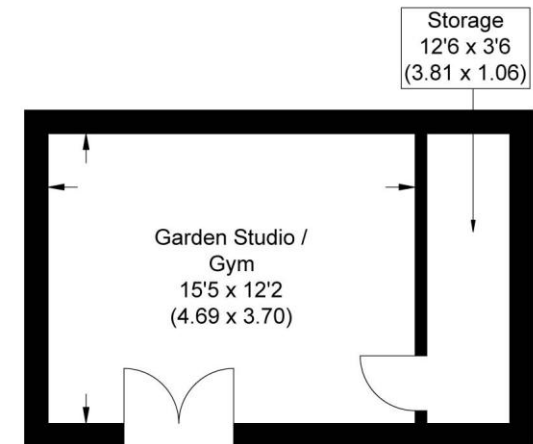
Ground Floor



First Floor

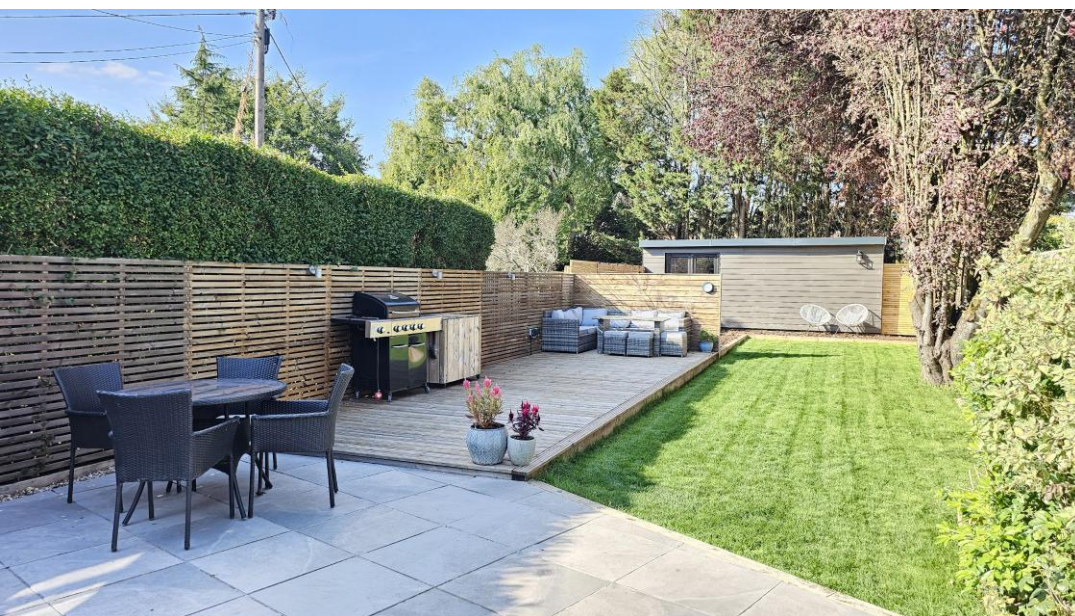


Second Floor



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: D
2025/2026: £2,416.98.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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