



11 Violet Grove Thatcham Berkshire RG18 4DQ

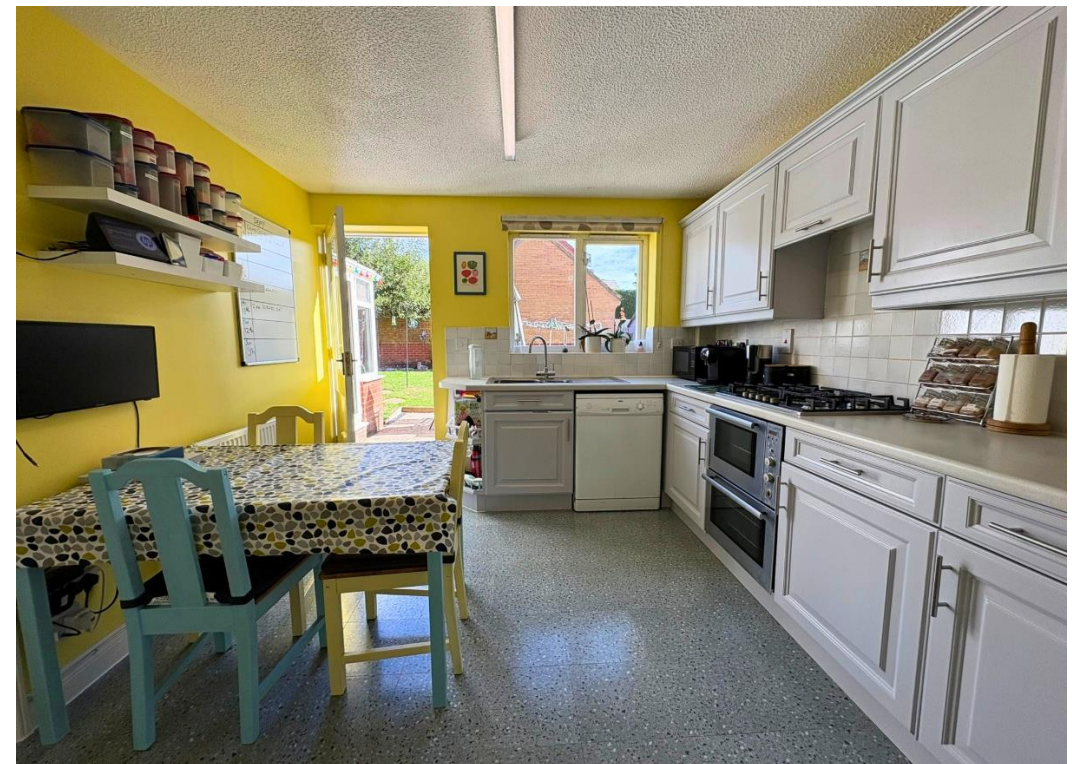
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Guide Price £550,000 Freehold

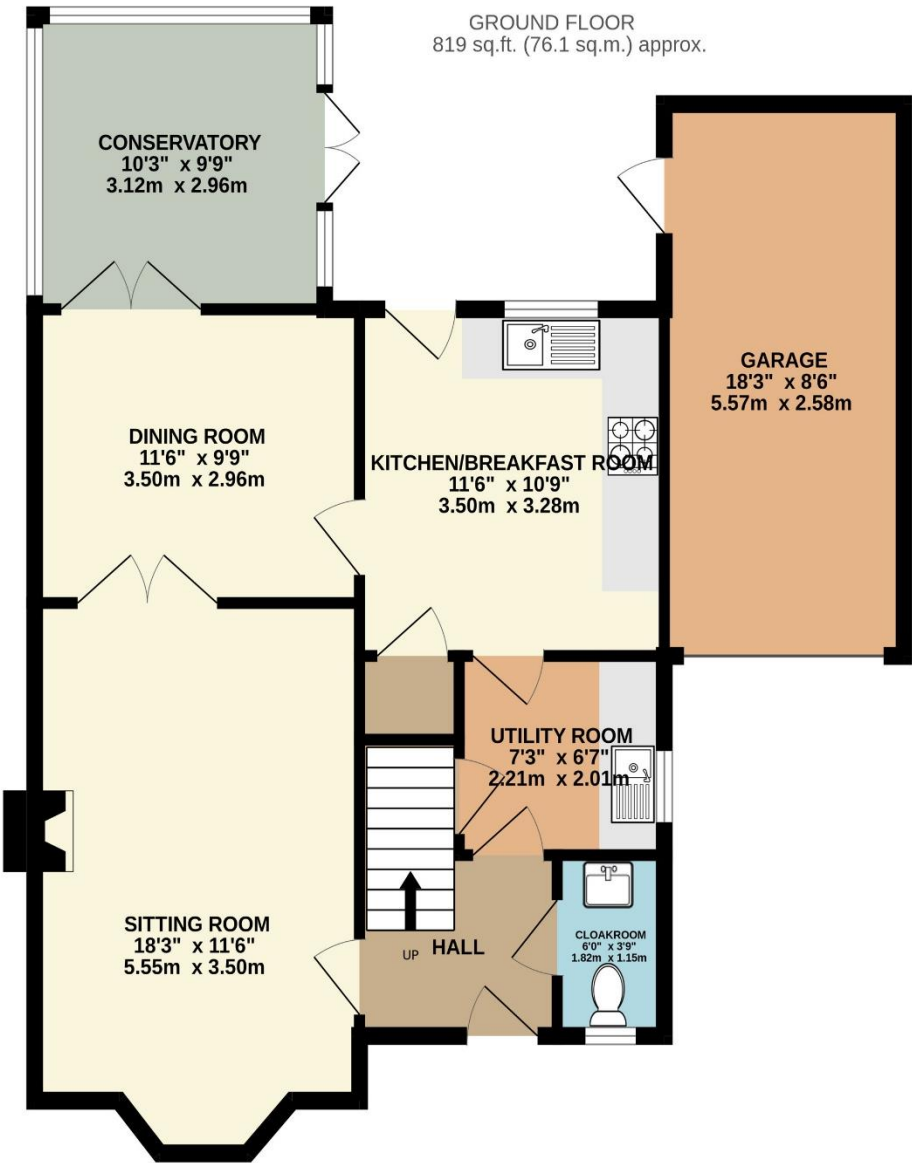
An attractive four-bedroom detached house, built by David Wilson Homes, which has been well-maintained by its only occupiers. Located on a corner plot within the sought-after Dunstan Park development. The accommodation includes a fabulous 16' Sitting Room leading into the Dining Room, then opening onto the Conservatory. There is also a well-fitted Kitchen/Breakfast Room and Utility Room. The Cloakroom completes the ground floor. The first floor offers a Master Bedroom with an En Suite Bathroom plus Three Further Bedrooms and a Family Bathroom. Double glazing and gas central heating complete this exceptional home. The house occupies a generous corner plot. To the side of the property is an Attached Garage with parking to the front, and on the other side is a gravelled parking space. The rear and side gardens are very private and have been attractively landscaped to include a sun terrace and a neatly tended lawn.

Within the Kennet School Catchment and close to Thatcham Station, with an easy link to London into Paddington Station.

Directions: Leave Thatcham Broadway onto the A4 Bath Road, turning left then right onto Park Lane. At the top of the road, take the second right onto Floral Way. At the roundabout, take the second turning into Cowslip Crescent. Violet Grove is the second turning on the right, and the property will also be found on the right.



Council Tax Band: E £3107.85 pa
Nearest Bus stop: Foxglove Way (0.2 km)
Nearest Train Station: Thatcham (2.0 km)

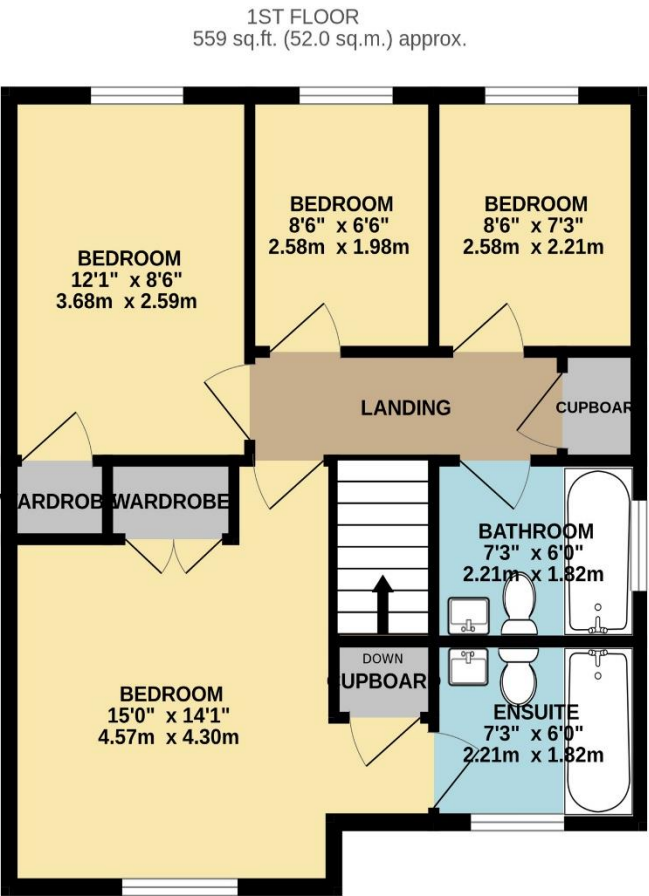


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	

TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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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(s).

