



1 Burns Walk Thatcham Berkshire RG18 3FU

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Guide Price £260,000 Freehold

A family-sized three-bedroom end townhouse enjoying a large corner plot position on the popular Whitelands development. The property is well-planned with generously proportioned rooms. The accommodation comprises an Entrance Hall, Sitting Room, Dining Room, Kitchen and Conservatory. There are three good-sized bedrooms plus a Bathroom on the first floor. The Gardens are low maintenance, laid mainly to a paved patio, enjoying a south and west-facing aspect. Gas radiator, central heating and UPVC double glazing. Potential to create off road parking (subject to the usual consents) In need of decoration and updating. Walking distance to local shops, two primary schools, playing fields, and within the Kennet Secondary School catchment.

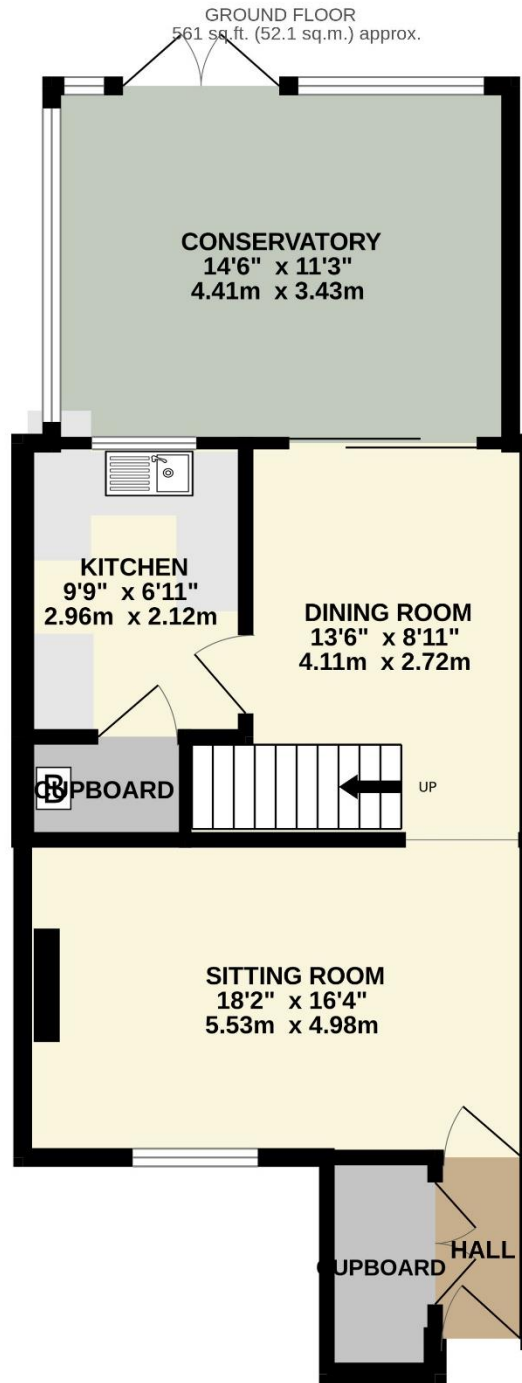
Viewing is Highly Recommended with No Ongoing Chain

Directions

From Thatcham Broadway, turn left onto the A4 Bath Road towards Newbury. Proceed through two sets of traffic lights, then at the third, turn right onto Northfield Road. Take the first turning right into Sagecroft Road. Take the second right into Shakespeare Road, and Burns Walk will be found on the left, and the property is immediately on your left.

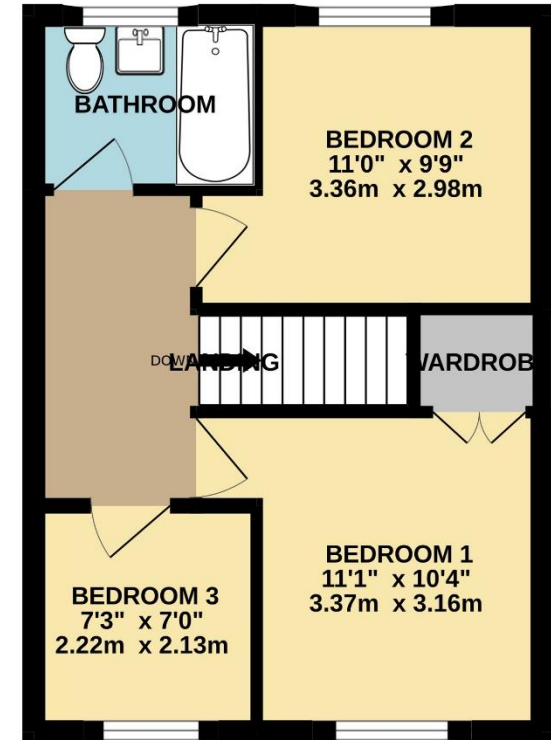


Council Tax Band: C **£2260.28 pa**
Nearest Bus stop: Sagecroft Road **0.1 km**
Nearest Train station: Thatcham **2.1 km**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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

