



80 Northfield Road Thatcham Berkshire RG18 3ES

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Price Guide £535,000 Freehold

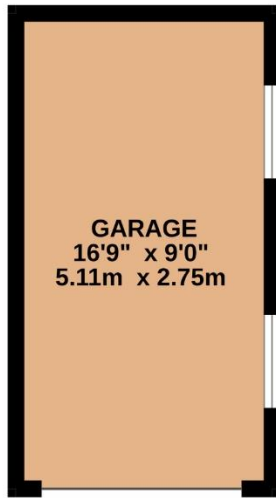
An attractive and characterful older-style three-bedroom detached home located in a popular, established road to the west of Thatcham town centre. The property has been thoughtfully extended to provide excellent ground-floor living. Light and airy Entrance Hall. There are four Reception rooms, including the Living Room, Dining Room, Family Room, and the Sun room, which leads through to the Garden. The Kitchen and Bathroom complete the ground floor.. On the first floor, there are three good-sized Bedrooms and a large Landing. Outside is a good-sized rear Garden which is approximately 150' in length private and not overlooked. Mainly laid to lawn with numerous fruit trees and hedging. To the front of the property is a lawned area and a gravelled Parking area for at least five vehicles plus the Detached Garage. Gas-fired central heating and Double glazing. There are open fireplaces to the ground floor reception rooms. It is conveniently located for both primary and secondary schools.

Internal Viewing is Highly Recommended

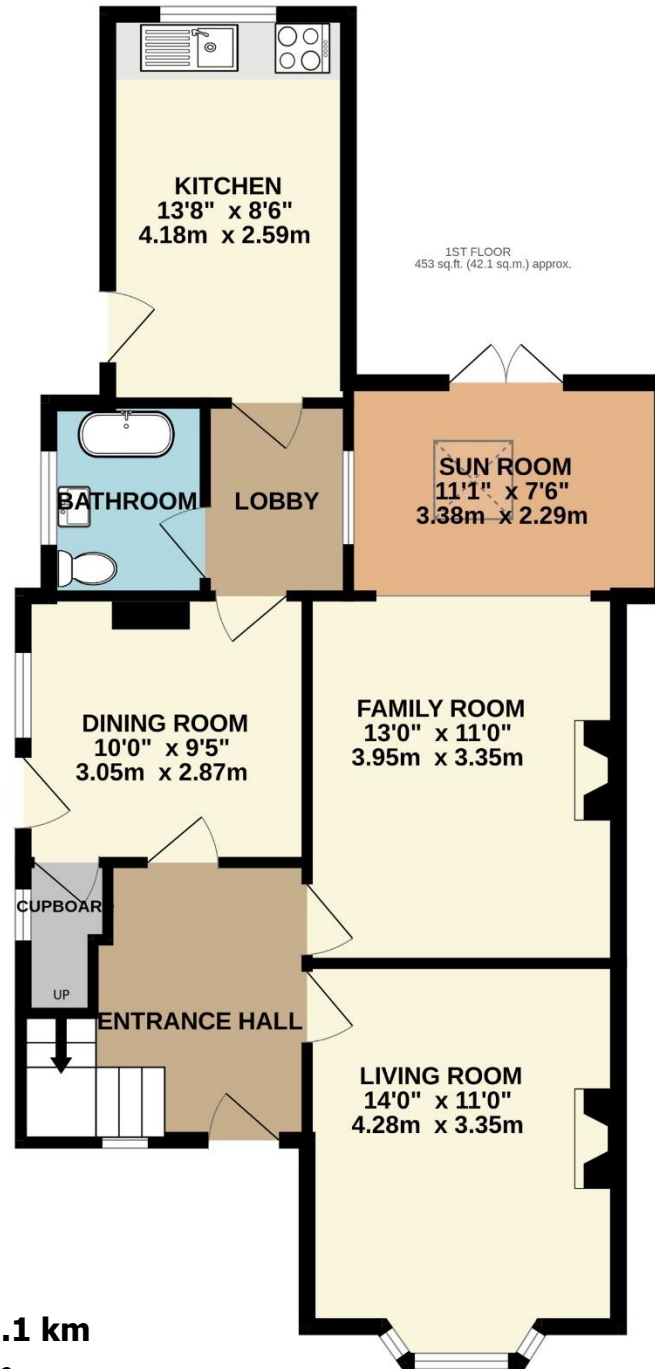
Directions: Leave Thatcham High Street onto the A4 towards Newbury. Take the third turning on your right into Northfield Road and the property will be found at the top of the road on your left hand side.



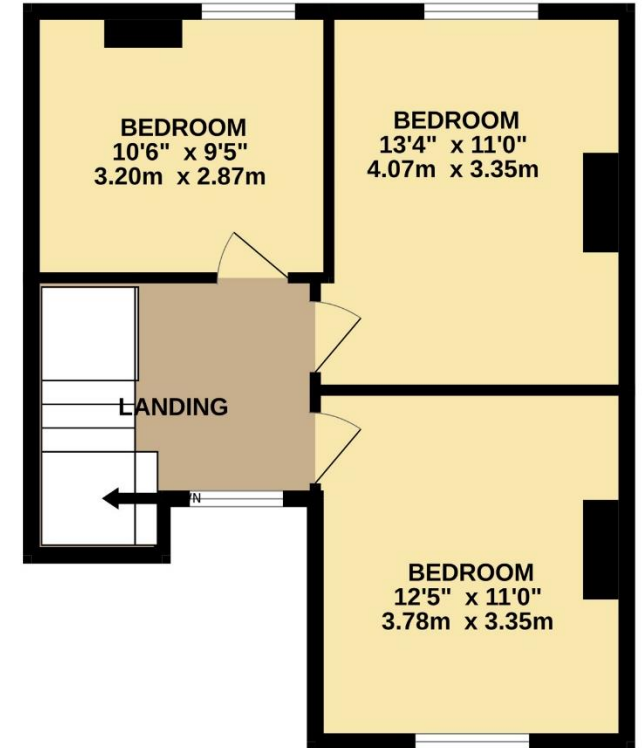
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



GARAGE
152 sq.ft. (14.1 sq.m.) approx.

TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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Council Tax Band: E £2954.09 pa
Nearest Bus stop: Westfield Road 0.1 km
Nearest Train station: Thatcham 2.4 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

