



22 Beech Walk Thatcham Berkshire RG19 4QR



## **22 Beech Walk Thatcham Berkshire RG19 4QR**

**Guide Price £200,000 Freehold**

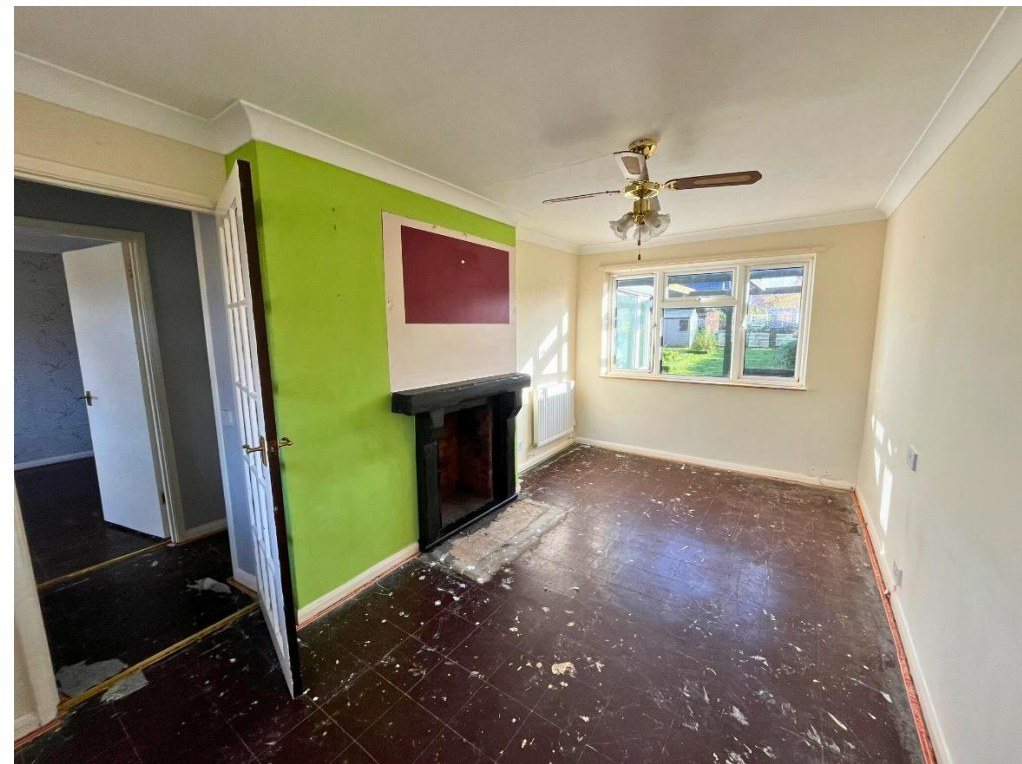
**A rare opportunity to find this characterful older-style 1950s mid-terrace bungalow in a very convenient and quiet road, close to Thatcham town centre. The property requires some modernisation throughout. Offering well-planned accommodation. There is a good-sized rear Garden approximately 65' in depth with a large lawn, patio and two Timber Sheds. There is also a generous front Garden with gravelled parking for several vehicles.**

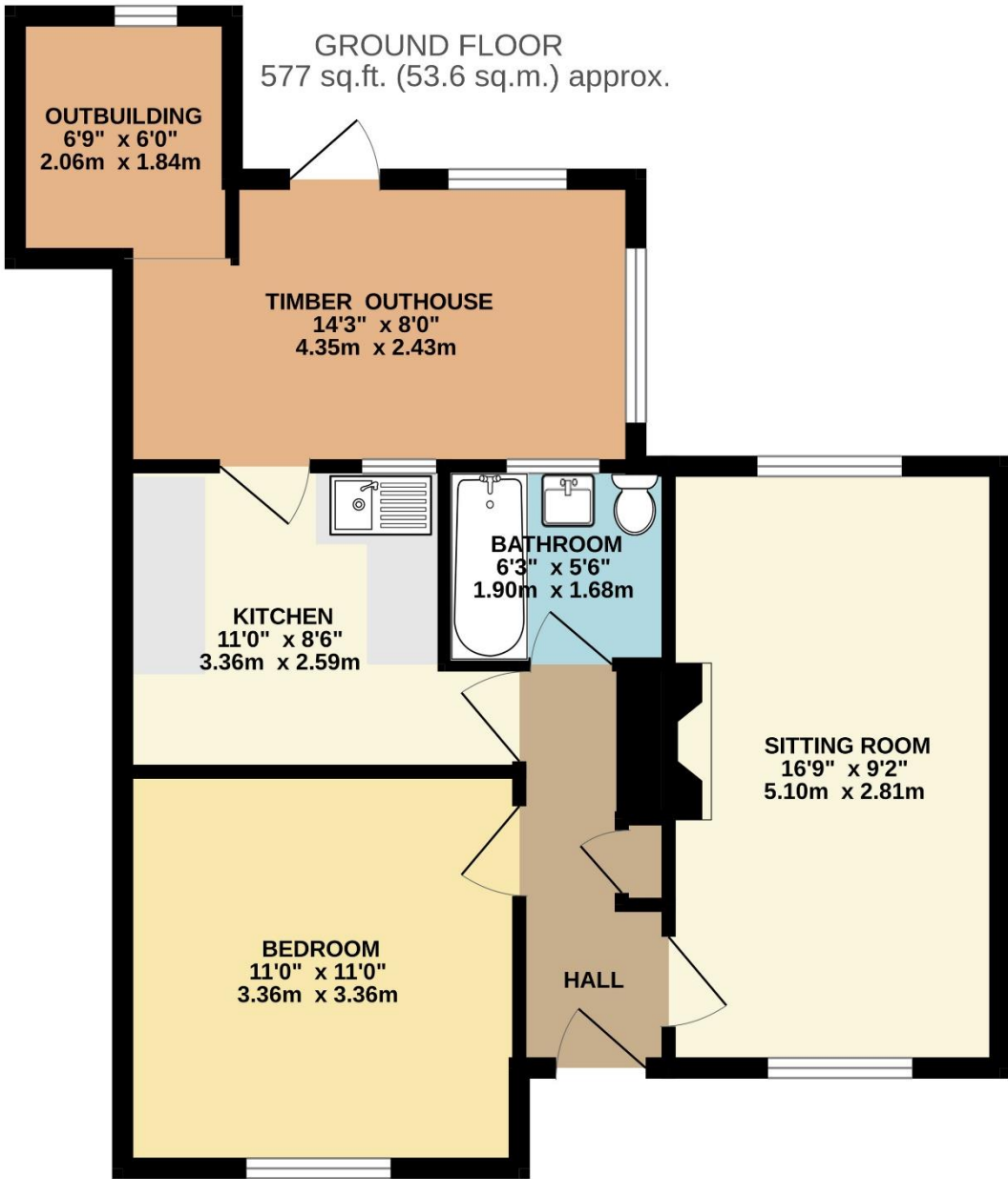
**Comprising Entrance Hall, Sitting Room, Kitchen, Double Bedroom and Bathroom. Useful Brick Out Building and Timber Out House. Gas radiator, central heating and UPVC double-glazing. Within easy walking distance of a bus route and Thatcham main line railway station.**

**Offered with No Ongoing Chain**

**Viewing Highly Recommended.**

**Directions: Leave Thatcham in a southerly direction onto Station Road. Proceed over the mini roundabouts, continuing onto Station Road. Take the third turning on the right into Oak Tree Road. Bear to the right and proceed to the end of the road, then turn left into Beech Walk. The property will then be found on the left.**





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>		
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Council Tax Band:** **B** **£1879.87 pa**

**Nearest Bus stop:** **Station Road** **0.2 km**

**Nearest Train station:** **Thatcham** **0.8 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

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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