



4 The Frances Thatcham Berkshire RG18 4LT

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Guide Price £350,000 Freehold

A family-sized 1960's extended three-bedroom semi-detached house conveniently located on the outskirts of Thatcham town centre. The property is very well-planned with generously proportioned rooms. The accommodation comprises an Entrance Hall, 21' Living Room, 13' Dining Room, 17' Kitchen and Cloakroom. On the first floor, there are three generously-sized bedrooms plus the Family Bathroom. The rear Garden is low-maintenance, laid mainly to patio, enjoying a south- and west-facing aspect. Useful brick-built Studio/Outbuilding plus an attached Garage. Long Driveway for several vehicles. Gas radiator, central heating and UPVC double glazing. Walking distance to local shops, two primary schools, playing fields, and within the Kennet Secondary School catchment.

No Ongoing Chain and Viewing is Highly Recommended

Directions

From Thatcham Broadway, turn right onto the A4 Bath Road towards Reading. Proceed through the first set of traffic lights, then immediately turn left into Park Avenue. Take the first turning left into The Henrys, then take the second right into The Frances and the property will be found on the left-hand side.

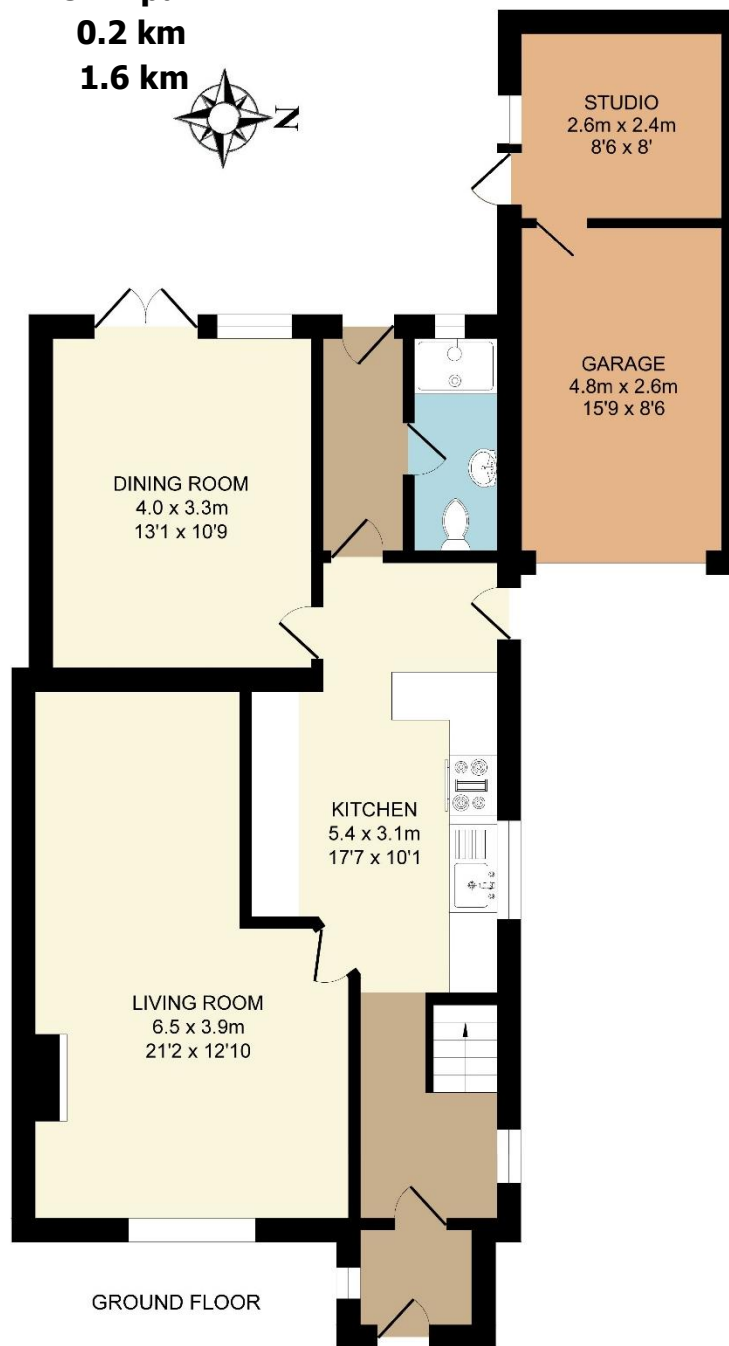


Council Tax Band: C
Nearest Bus stop: Park Avenue
Nearest Train station: Thatcham

£2148.42 pa
0.2 km
1.6 km

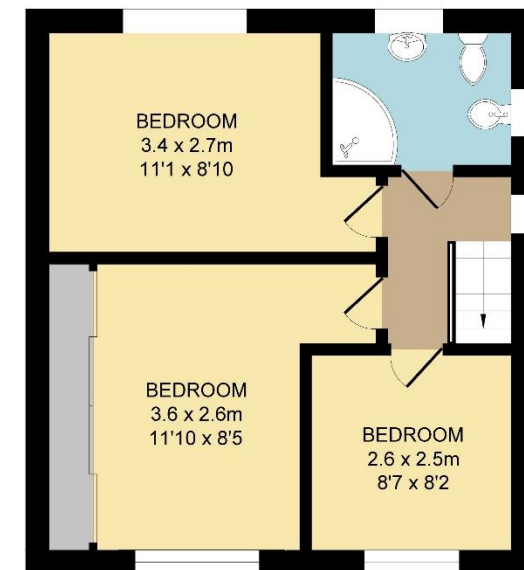


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 100.0 SQ.M. (1076 SQ.FT.)
 EX. GARAGE AREA 19.0 SQ.M. (205 SQ.FT.)
 All 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. Not to scale.
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FIRST FLOOR

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

