Halletts

2 Wayside Cold Ash Hill Cold Ash Thatcham Berkshire RG18 9NX

2 Wayside Cold Ash Hill Cold Ash

Thatcham Berkshire RG18 9NX

Offers in Excess of £520,000 Freehold

A very well-presented three-bedroom linked house located in a small cul-de-sac of only four houses within the sought-after village of Cold Ash. Within a short walk of the village shop/post office, two popular public houses and within easy reach of St. Mark's Primary School, the Village Hall and playing fields. Cold Ash lies in an elevated position north of Thatcham, offering an excellent range of day-to-day services, with more comprehensive facilities available in Newbury. Both towns have a station on the direct line to London Paddington. Excellent road links with the nearby A34/M4 junction 13 at Chieveley.
Comprising Entrance Hall, Cloakroom, 17′ x 16′ Sitting Room overlooking the rear Garden, 17′ Kitchen Breakfast Room. Three Bedrooms, the Principal Bedroom with an En Suite Shower Room plus the Family Bathroom. The property benefits from Gas central heating, double glazing, and a Detached Garage. Well-tended landscaped Gardens, with the rear Garden facing west and enjoying fabulous views over adjoining countryside.

Offered with No Ongoing Chain

Directions: From Thatcham High Street, cross over the A4 Bath into Park Lane. Proceed to the top, bearing left at the roundabout into Heath Lane. At the next roundabout, turn right onto Cold Ash Hill. A wayside will be found a short way up on the left, and the property is at the top of the drive on the left.

TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no gua as to their operability or efficiency can be given.
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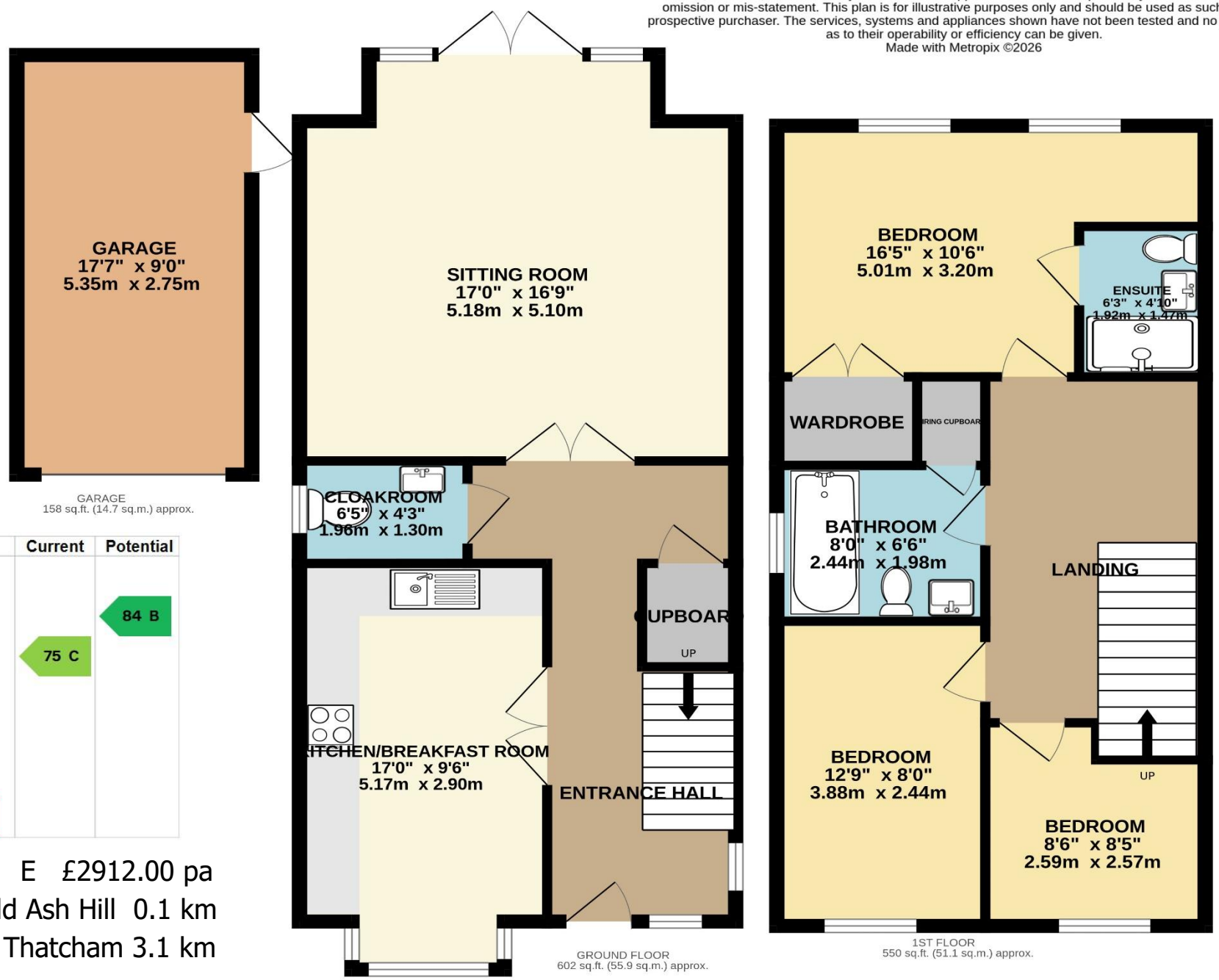
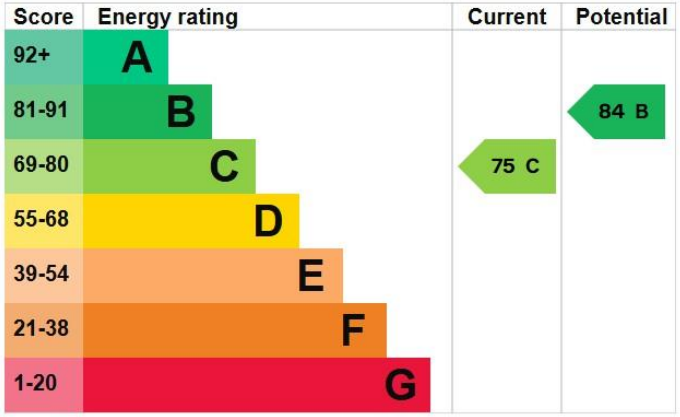


GARAGE
158 sq.ft. (14.7 sq.m.) approx.

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



Council Tax Band:	E	£2912.00 pa
Nearest Bus stop:	Cold Ash Hill	0.1 km
Nearest Train station	Thatcham	3.1 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

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