



1 The Rise Collaroy Road Cold Ash Thatcham Berkshire RG18 9PD

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Price Guide £695,000 Freehold

A very well-presented four-bedroom detached house located in a small cul-de-sac 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 within an elevated position north of Thatcham, which offers an excellent range of day-to-day services with more comprehensive facilities available at 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.

Accommodation comprises Entrance Hall, Cloakroom, 22' Sitting Room, 15' Dining Room, Kitchen and Utility Room. Four Bedrooms, the Master with a dressing room and a shower room En suite, plus the main Family Bathroom. The property benefits from Gas central heating, double glazing, and an 18-foot attached garage. Well-tended landscaped Gardens on all three sides, with the rear Garden facing enjoying a southerly aspect.

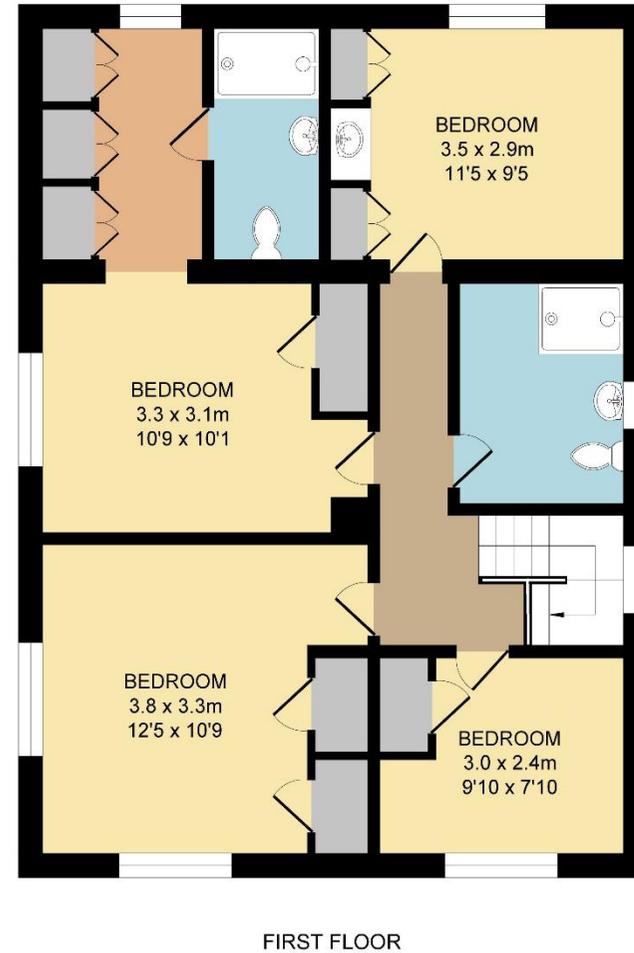
Offered with No Ongoing Chain

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. Proceed into the village and turn right into Collaroy Road, and The Rise will be found on the left, and the property is the first house on the left.



TOTAL APPROX. FLOOR AREA 159.0 SQ.M. (1711 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 and should be used as such. Not to scale. www.halletts-estateagents.co.uk



Council Tax Band: E £2854.38 pa
 Nearest Bus stop: Cold Ash Hill 0.1 km
 Nearest Train station: Thatcham 3.4 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		

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

