

32 Roger Croft Drive Thatcham Berkshire RG19 3AD

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**Price £288,000**

**Freehold**

A newly built two-bedroom town located on a small development on the western fringes of Thatcham. Within a short walk of Thatcham's Lakes and Nature Reserve. Local shops are nearby and within easy walking distance of Parsons Down Primary School. This layout of accommodation is quite sought after. Entrance Hall, Cloakroom, Sitting Room leading into the Kitchen/Breakfast Room. There are two good-sized Bedrooms, the Master Bedroom with an en-suite shower the Family Bathroom on the first floor. Outside, there is a low-maintenance enclosed rear Garden and patio area. There is an Allocated Parking Space just to the front of the property, plus a visitor Parking Space.

Presented in Good Decorative Order Throughout.

Benefitting from Gas Heating and UPVC Double Glazing.

**No Ongoing Chain as Chain Complete**

**Viewing Highly Recommended**

**Directions:** Leave Thatcham Broadway onto the High Street. Proceed to the end, turning left onto the A4 Bath Road towards Newbury. Proceed through three sets of traffic lights, then take the next turning left into Pound Lane. Take the second right into Roger Croft Drive, and the property will be found on the right-hand side.

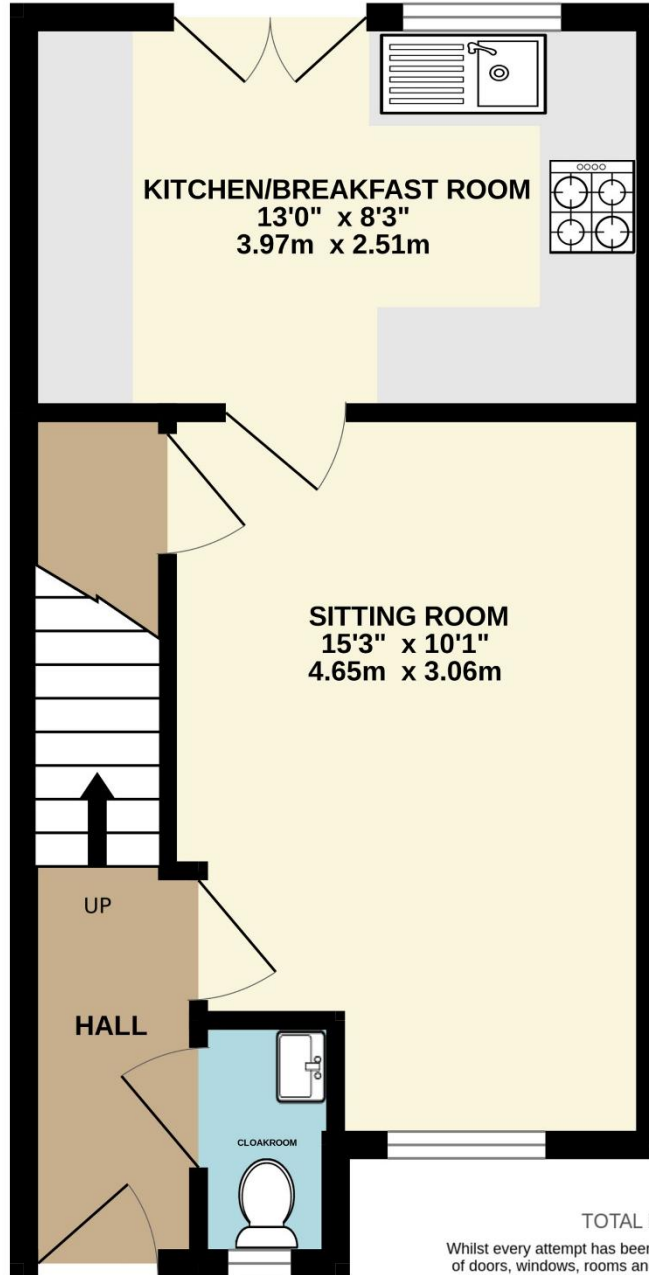


Council Tax Band: C £2148.42 pa  
 Nearest Bus stop: Pound Lane 0.1 km  
 Train station: Thatcham & Newbury 2.9 km

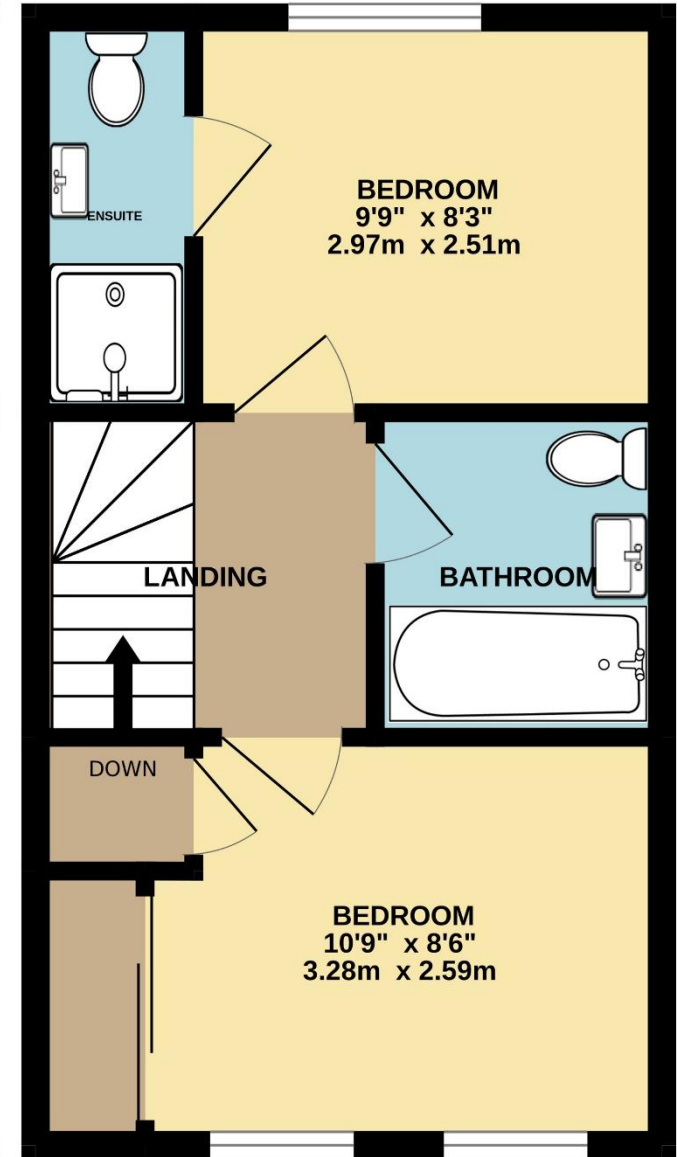
Score	Energy rating	Current	Potential
92+	<b>A</b>		97 <b>A</b>
81-91	<b>B</b>	83 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



GROUND FLOOR  
 322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
 306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 643sq.ft. (59.7 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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**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

