



23 Park Lane Thatcham Berkshire RG18 3GB

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**Guide Price £400,000 Freehold**

A 1970s well-designed and spacious two-bedroom detached bungalow situated in a very convenient location on the doorstep of Thatcham town centre.

- ❖ Excellent ground-floor living
- ❖ Sitting Room overlooking the rear Garden
- ❖ Well-Fitted Kitchen Breakfast Room
- ❖ Shower room
- ❖ Two Good-Size Bedrooms
- ❖ Conservatory
- ❖ Gas Central Heating and UPVC Double Glazing
- ❖ Attached Single Garage
- ❖ Driveway parking for three cars
- ❖ Secluded south and west-facing rear garden
- ❖ Presented in Good Decorative Order Throughout
- ❖ Offered with No Ongoing Chain

**Directions: From Thatcham Broadway, turn left onto the A4 towards Newbury. At the first set of traffic lights, turn right into Park Lane and the property will be found on the left hand side.**



**Council Tax Band: C**

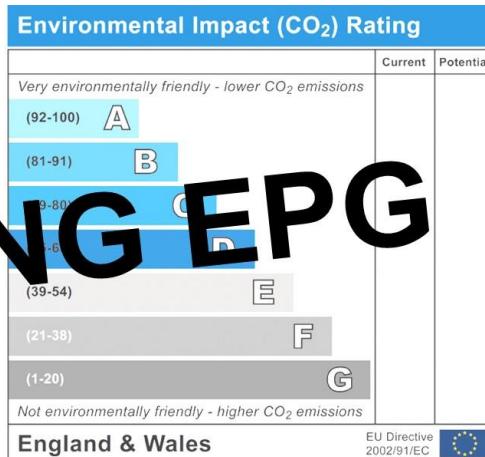
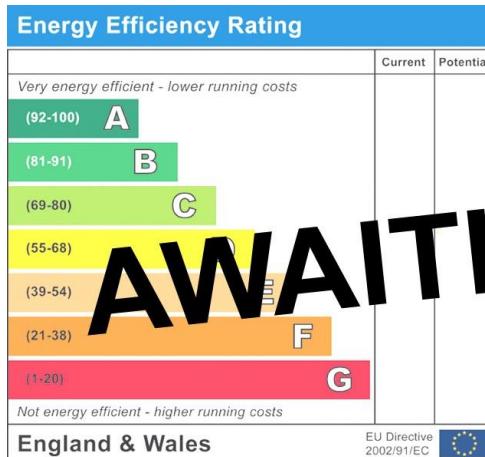
**Nearest Bus stop:**

**Nearest Train Station:**

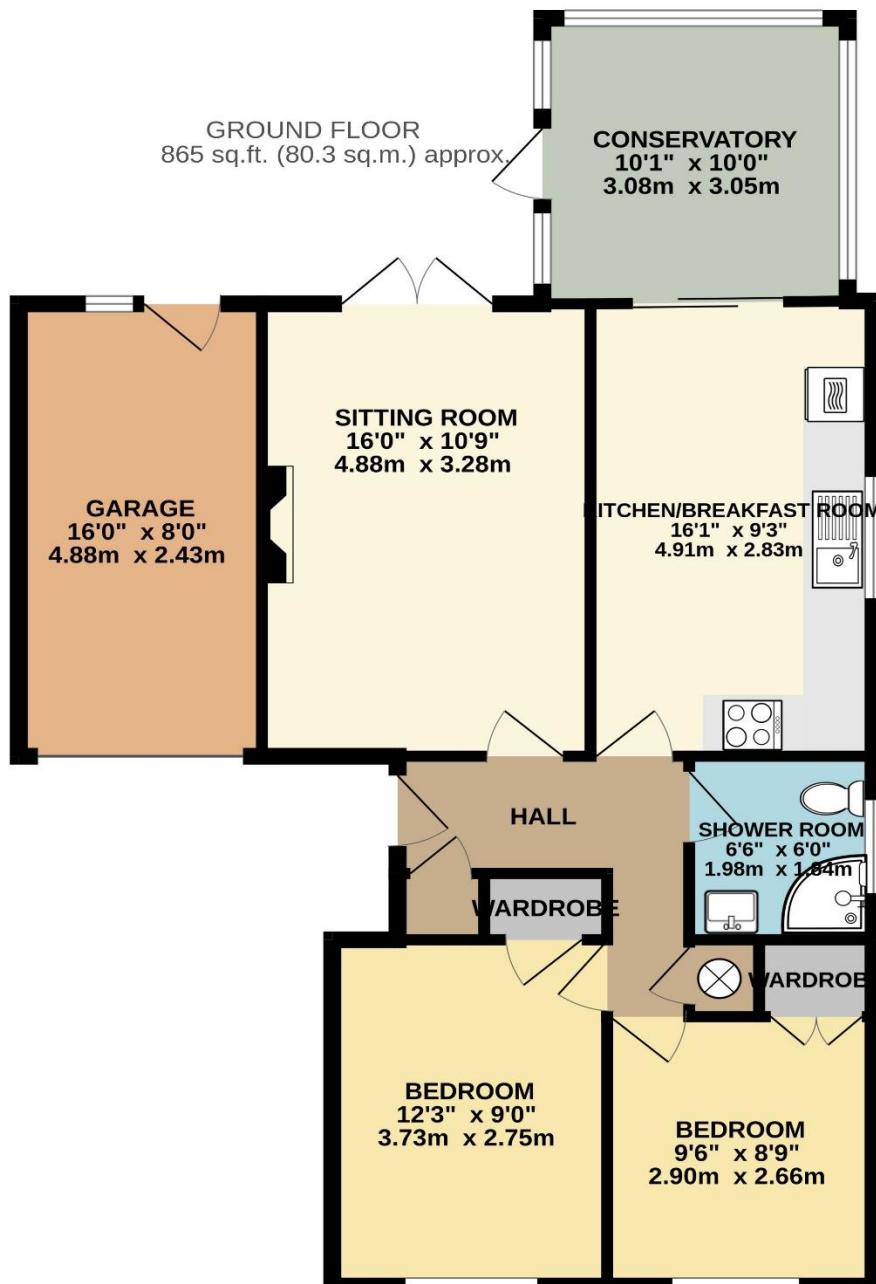
**£2148.42 pa**

**Park Lane (0.1 km)**

**Thatcham (1.8 km)**



**AWAITING EPG**



TOTAL FLOOR AREA: 865 sq.ft. (80.3 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(s).

