



57 Lower Way Thatcham Berkshire RG19 3RS

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Price Guide £439,950 Freehold

A fabulous extended family home in an idyllic location overlooking the picturesque Lakes and Nature Reserve on the western fringes of Thatcham town centre. This property has been tastefully and thoughtfully extended to provide excellent ground-floor and first-floor living. There is a ground floor Bedroom and Shower Room, plus a spacious Lounge leading through to a Dining Room and generous kitchen and breakfast room, both overlooking the rear Garden. On the first floor, there are Four Bedrooms plus a Family Bathroom and a separate Shower Room. Outside, there is a block-paved driveway to the front and to the rear of the property is a private rear Garden with a patio area and all secluded, not overlooked. There is a rear pedestrian access from a private road behind.

- ❖ **Five Bedrooms and Three Bathrooms**
- ❖ **Ground Floor Bedroom with Shower room**
- ❖ **Lounge Dining Room and Kitchen Breakfast Room**
- ❖ **Four First Floor Bedrooms, Bathroom, and Shower Room**
- ❖ **Gas Central Heating and UPVC Double Glazing throughout**
- ❖ **Ample Driveway parking**
- ❖ **Adjacent to a popular primary school and Nature Reserve**
- ❖ **Viewing Highly Recommended**

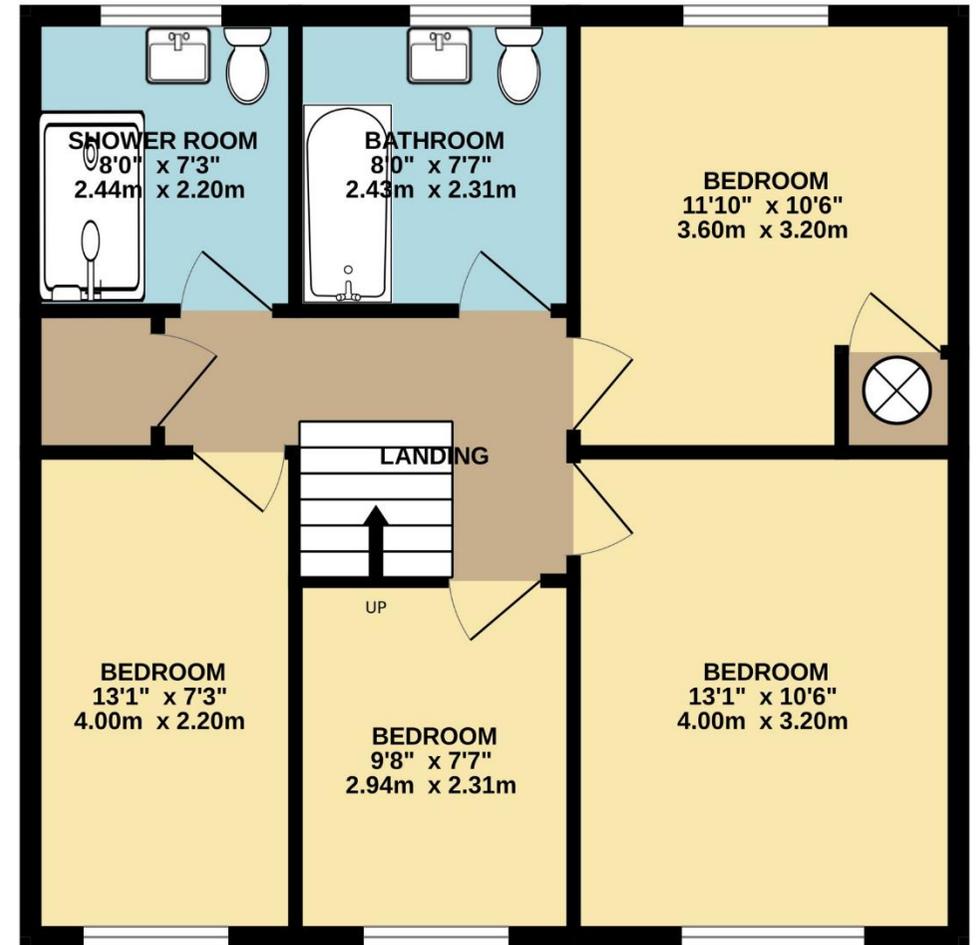
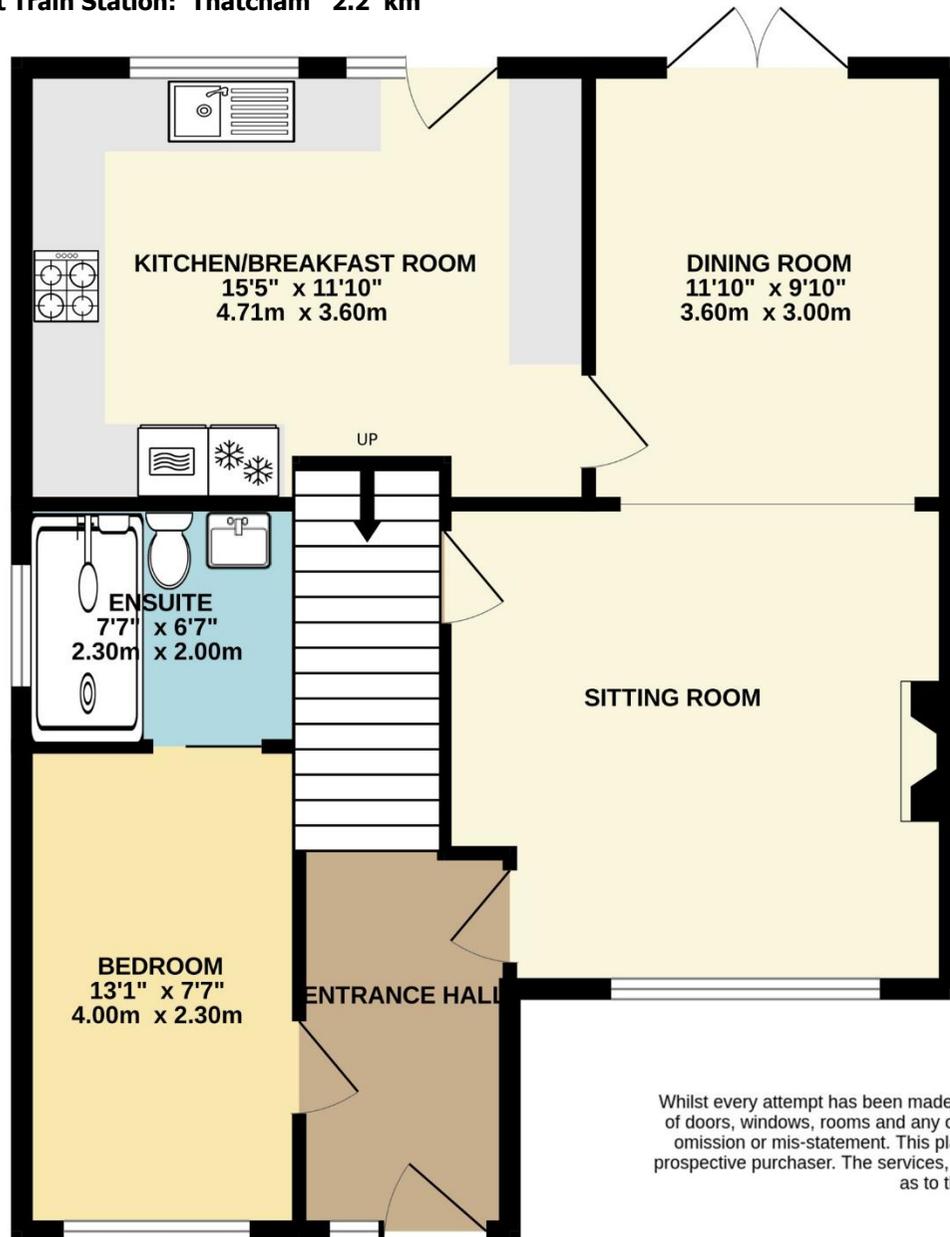
Directions: From Thatcham Broadway proceed out on the southern end into Church Gate. Continue until reaching a roundabout. Proceed straight across into Lower Way. The property will be found just after the turning to Paynesdown Road on the right-hand side.



Council Tax Band D £2542.79

Nearest Bus Stop: Lower Way 0.1 km

Nearest Train Station: Thatcham 2.2 km



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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Awaiting EPC

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).

