



5 Hazels Paddock Cold Ash Berkshire RG18 9LD

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Price Guide £359,950 Freehold

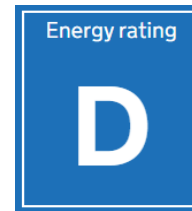
A lovely modern semi detached cottage style home built by the well renowned developer Berkeley Homes. Situated in a select cul de sac within this highly desirable village. Within a short walk of the village shop/post office and within easy reach of St Marks primary school. Cold Ash lies within an elevated position on the Ridge above 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. Road links are very good with the nearby A34/M4 junction 13 at Chieveley. Accommodation comprises Entrance Hall, Cloakroom, fitted Kitchen and Living room/Dining room on the ground floor with two double Bedrooms and a Bathroom on the first floor. The property benefits from Gas central heating, double glazing an attached Garage plus off street parking, front and private south and west facing rear gardens

Offered with No Ongoing Chain

Directions: From the Robin Hood roundabout take the B4009 towards Hermitage. Proceed for approximately 2 miles and at Fishers crossing turn right onto Fishers Lane. At the top of the hill turn right and proceed along the Cold Ash straight dropping down the hill towards Thatcham, turning left just after the shop into Collaroy Road. Proceed round the left hand corner and then take the next turning left into The Rise where Hazels Paddock will be found at the end of the cul de sac.



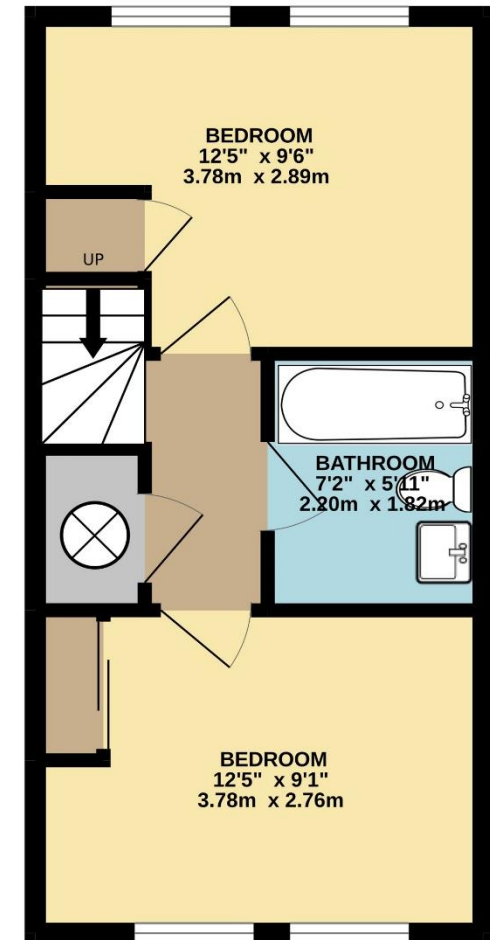
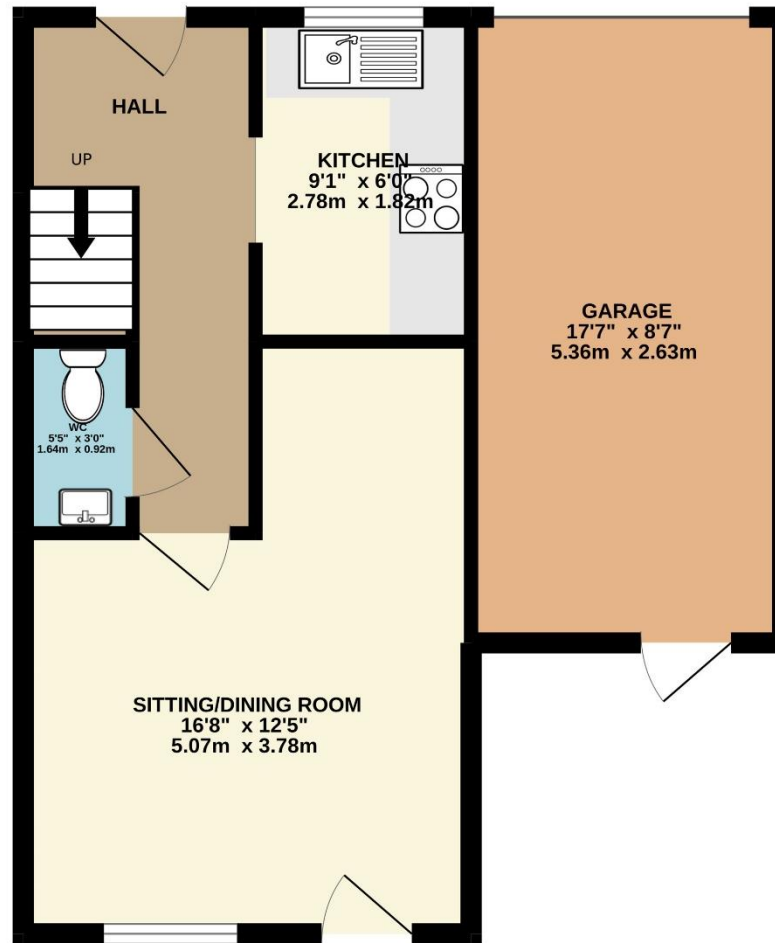
Council Tax Band: D £2007.83 pa
 Nearest Bus stop: Cold Ash Hill 0.1 km
 Nearest Train station Thatcham 3.5 km Newbury 5.0 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
 319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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

