



8 Neville Drive Thatcham Berkshire RG19 4PY

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Price Guide £379,950 Freehold

An immaculately presented three bedroom semi detached house located in a quiet cul de sac close to Thatcham station and on the edge of Thatchams Lakes and Nature reserve. Local town shops are nearby and within easy walking distance of both Spurcroft Primary and Kennet Secondary schools. Good size Entrance Hallway, The Living/Dining Room which has an open fireplace looks onto the fantastic 85' south and west facing rear Garden. The 14' Kitchen has been beautifully refitted. There are three good size Bedrooms and Bathroom on the first floor. Integral Garage. There is a 17' Timber Built Workshop at the end of the garden. Ample parking to the front on the block paved driveway.

Benefitting from Gas Radiator Heating and UPVC Double Glazing.

Offered with Complete Chain Above

Directions: Leave Thatcham Broadway in a southerly direction onto Station Road. Proceed straight across the two mini roundabouts still on Station Road. Take the second turning right into Neville Drive and the property will be found on the right.



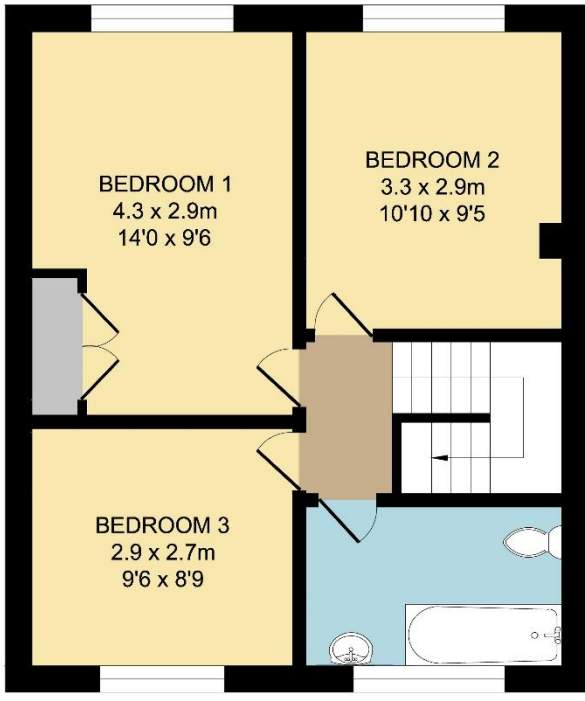
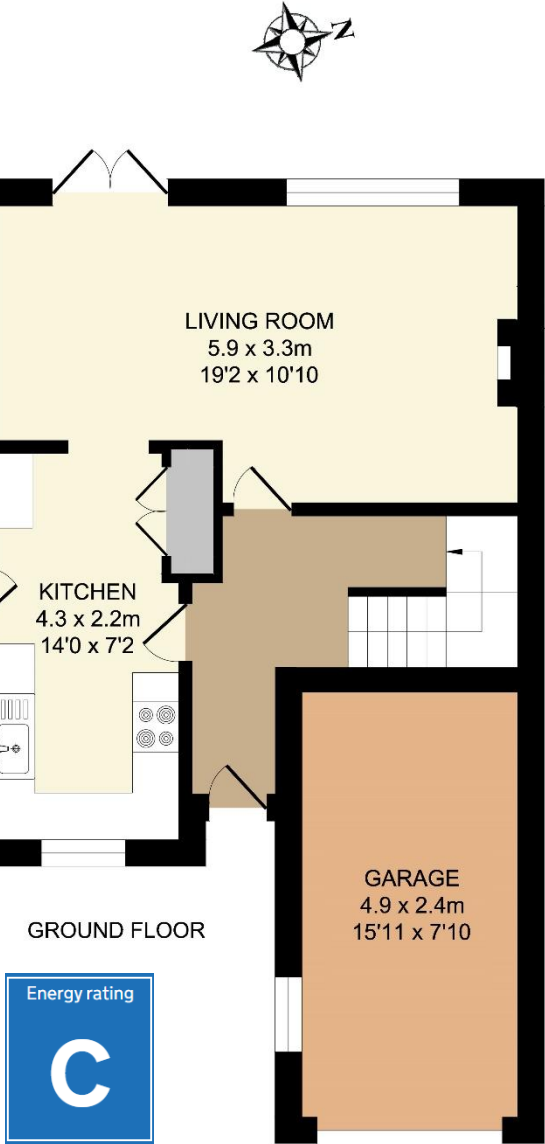
Energy rating	Valid until:	17 January 2033
D	Certificate number:	7820-9095-0245-3004-1743

TOTAL APPROX. FLOOR AREA 90 SQ.M. (969 SQ.FT.)
 EXCLUDING OFFICE/WORKSHOP 16.0 SQ.M. (172 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: D £2063.39 pa
Nearest Bus stop: Station Road 0.1 km
Nearest Train station: Thatcham 1.0 km



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

