



1 Harebell Drive Thatcham Berkshire RG18 4DP

# 1 Harebell Drive Thatcham Berkshire RG18 4DP

**Price Guide £395,000 Freehold**

**A modern three bedroom detached "Balmoral" home situated on the popular Dunstan Park development and within easy reach of open countryside. The property enjoys a generous plot position enjoying a sunny aspect. Comprising Entrance Hall, Cloakroom, Sitting/Dining Room, Kitchen, Three Bedrooms, Bathroom. Gas Fired Central Heating and UPVC Double Glazing. Outside there is a good size front garden with lawn and driveway offering parking to the front of the Attached Garage. The rear Garden enjoys a sunny aspect from the east and south. Easy walking distance to Thatcham Train Station. Within the Kennet School Catchment. The property has current planning permission for an extended ground floor and first floor extension.**

**Presented in Excellent decorative order throughout and Offered with No Ongoing Chain**

**Directions: Leave Thatcham Broadway turning right onto the A4 Bath Road towards Reading. At the second main set of traffic lights turn into Harts Hill Road. At the next roundabout turn first left into Floral Way. Take the first left into Foxglove Way. Keep left at the next mini roundabout and then at the next mini roundabout turn left into Harebell Drive. The property will be found on your left.**





## 1 Harebell Drive, RG18 4DP

Approximate Gross Internal Area (Including Garage) :-  
81 sq m / 872 sq ft

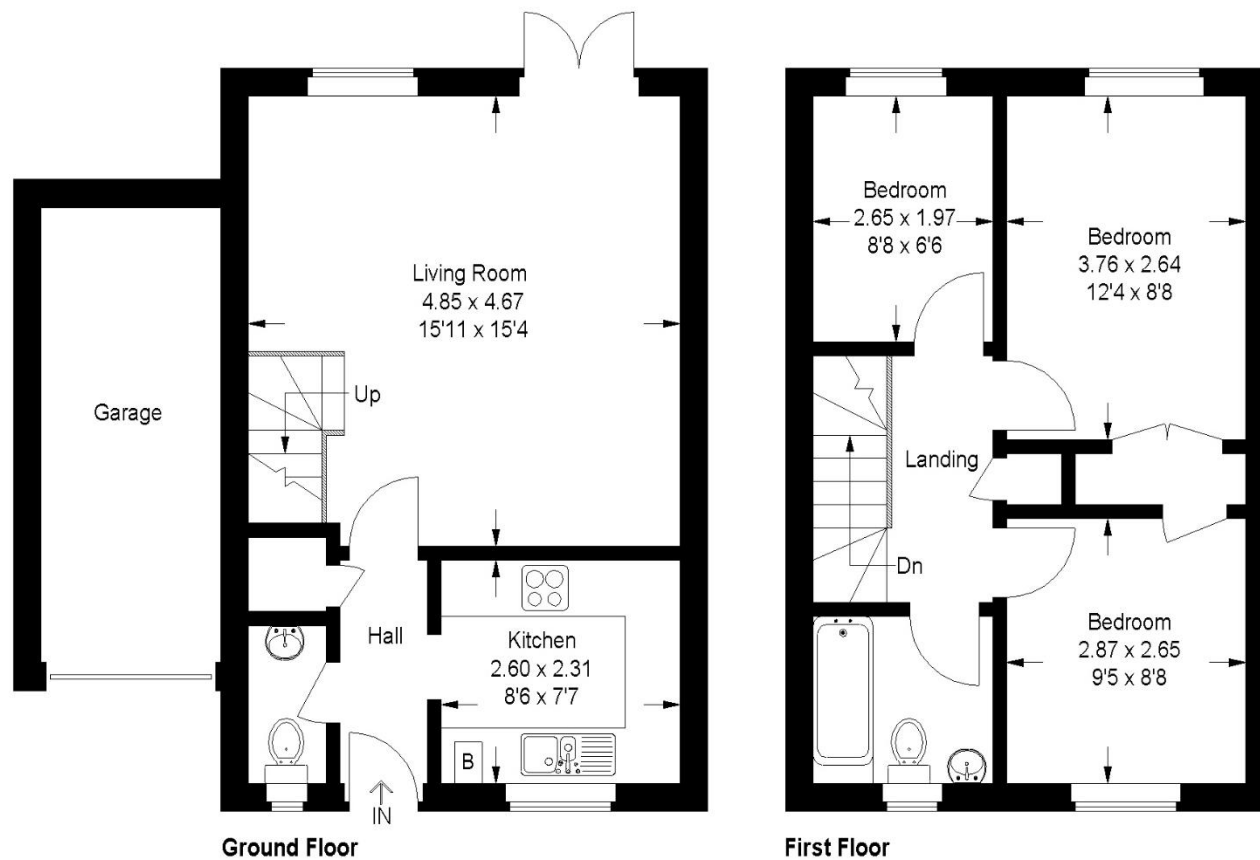


Illustration For Identification Purposes Only. Not To Scale  
Job Ref. 00073

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax Band:** D      **£2063.39 pa**

**Nearest Bus stop:** Floral Way      **0.1 km**

**Nearest Train station:** Thatcham      **1.9 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

