

## 3 The Alders Thatcham Berkshire RG18 4HB

## **Guide Price £525,000 Freehold**

A beautifully presented three-bedroom detached bungalow located in a sought-after cul de sac just on the doorstep of Thatcham town centre. The property has been renovated by the current owners and boasts a high-specification finish whilst other benefits include gas central heating, uPVC double glazing, and ample off-road parking. The accommodation comprises an entrance hall, a principal bedroom with built-in wardrobes, two further double bedrooms with one leading onto a play/sunroom, a family bathroom, open-plan sitting room with a dining area leading onto the exceptionally well-fitted kitchen. Externally there's a south-facing private rear garden which is mainly laid to lawn with a patio area whilst to the front of the property is a gravelled driveway with parking for several vehicles. Walking distance to local shops primary school GP Surgery and within the Kennet Secondary School catchment.

## **Viewing is Highly Recommended**

## **Directions**

From Thatcham Broadway turn left onto the A4 Bath Road towards Newbury. After a short distance turn right at the traffic lights into Park Lane. Take the second turning on the right-hand side then the first turning on the right. The Alders will be found a short distance along on the right and the property will be found on the left-hand side.

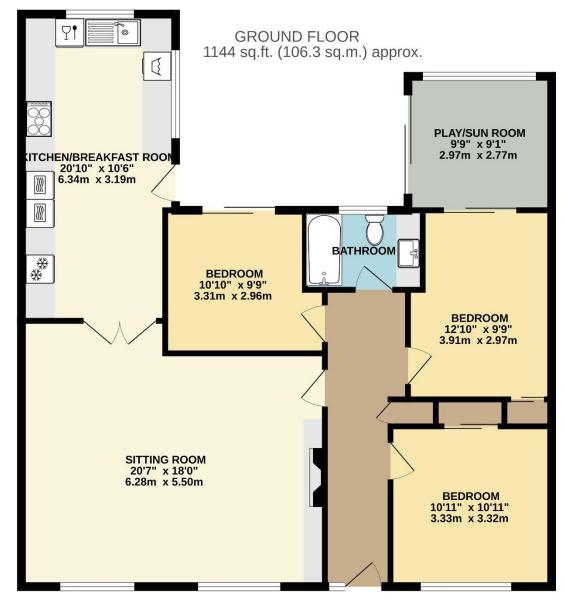




Council Tax Band: D £2173.94 pa
Nearest Bus stop: Park Avenue 0.1 km
Nearest Train station Thatcham 1.7 km Newbury 4.7 km

Score	Energy rating	Current	Potential
92+	Α		
81-91	В		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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.

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.

