



25 Barfield Road Thatcham Berkshire RG18 3BL

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Guide Price £360,000 Freehold

A deceptively spacious and attractive semi-detached bungalow that requires some updating with gas central heating and uPVC double-glazed windows. Situated in a popular cul de sac of similar properties on the western fringes of Thatcham. Within easy access to both Thatcham and Newbury town centres yet on the doorstep of some great walks along the surrounding countryside.

- ❖ **Popular cul de sac west of Thatcham**
- ❖ **16' Living Room with open fireplace**
- ❖ **Conservatory**
- ❖ **Well Fitted Kitchen and Shower room**
- ❖ **Three Good Size Bedrooms**
- ❖ **Gas Central Heating and UPVC Double Glazing**
- ❖ **Single Detached Garage and long Driveway**
- ❖ **Enclosed south-facing rear garden**
- ❖ **Chain Complete and Viewing Recommended**

Directions: From Thatcham Broadway turn left onto the A4 towards Newbury continue along this road passing through two sets of traffic lights. At the third set of traffic lights by the Henwick Playing Fields turn right into Henwick Lane. Take the second turning right into Barfield Road and number 25 will be found on the right-hand side.

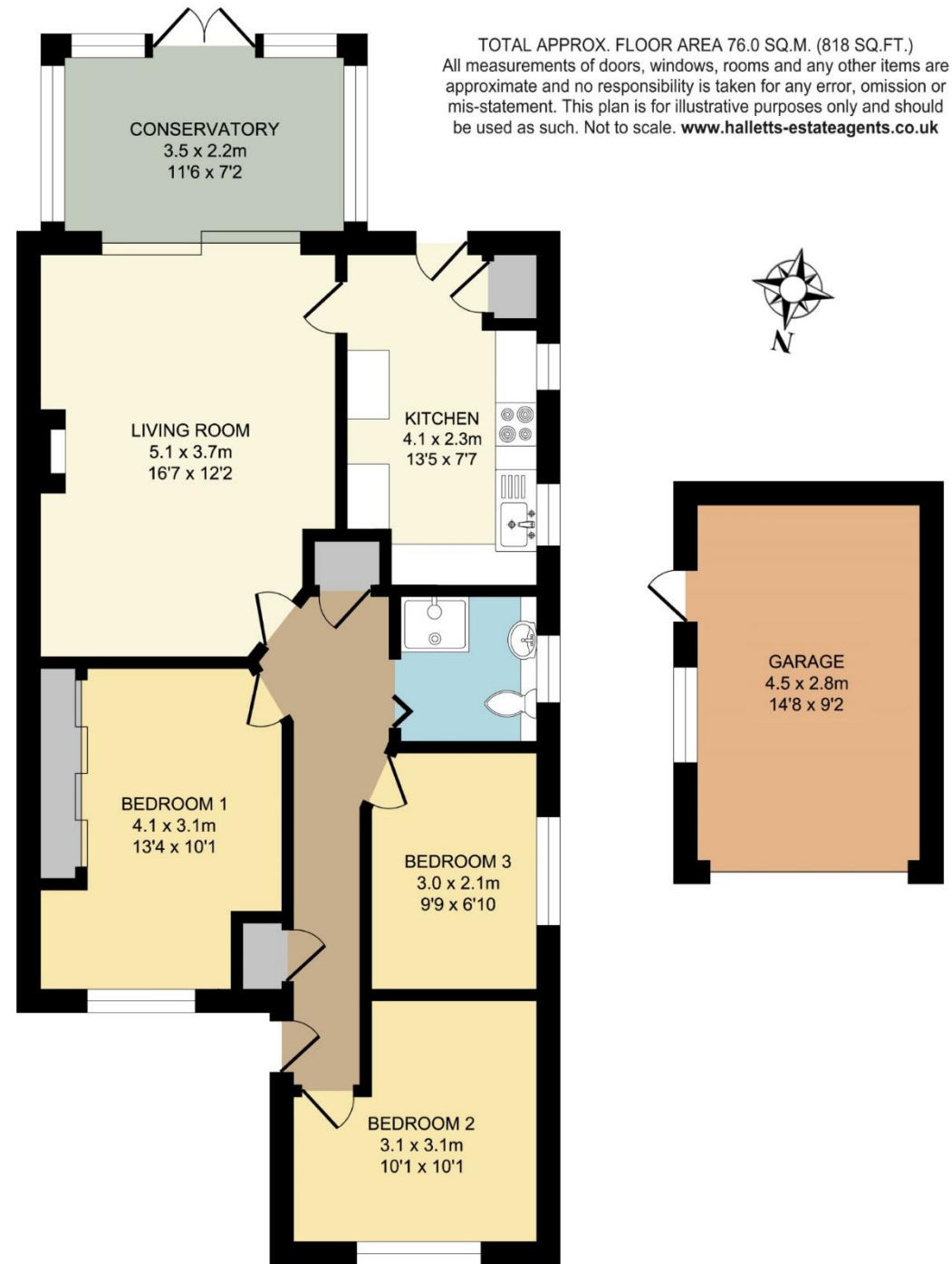


Council Tax Band: D **£2173.94 pa**
Nearest Bus stop: Bath Road (0.1 km)
Nearest Train Station: Thatcham (2.6 km)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (818 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



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).

