



24 Winston Way Thatcham Berkshire RG19 3TY



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**Price Guide £399,950 Freehold**

**An attractive neo georgian style four bedroom semi detached home that is presented in excellent condition through out and boasts an unusually large front garden offering excellent parking for several vehicles. Comprising Entrance Hall, Cloakroom, 18' Sitting Room, 17' Conservatory which leads onto the south and west facing rear Garden, the integral garage has been converted into a 11' Dining Room and Utility Room off the well fitted and equipped Kitchen, Four Good Size Bedrooms, Bathroom. The rear Garden is West and South facing enjoying a sunny aspect and immaculately tended. Located in a quiet cul de sac in convenient location and just on the doorstep of Thatchams Nature Discovery Centre. The property has been well maintained including gas central heating and double glazing.**

**To avoid disappointment Early Viewing is Recommended**

**Directions:**

**Leave Thatcham Town Centre out of the Broadway by the church onto Church Gate. Proceed up to the roundabout proceeding straight over into Lower Way. Take the fifth turning on the right and then third left into Winston Way where the property will be found on the left.**





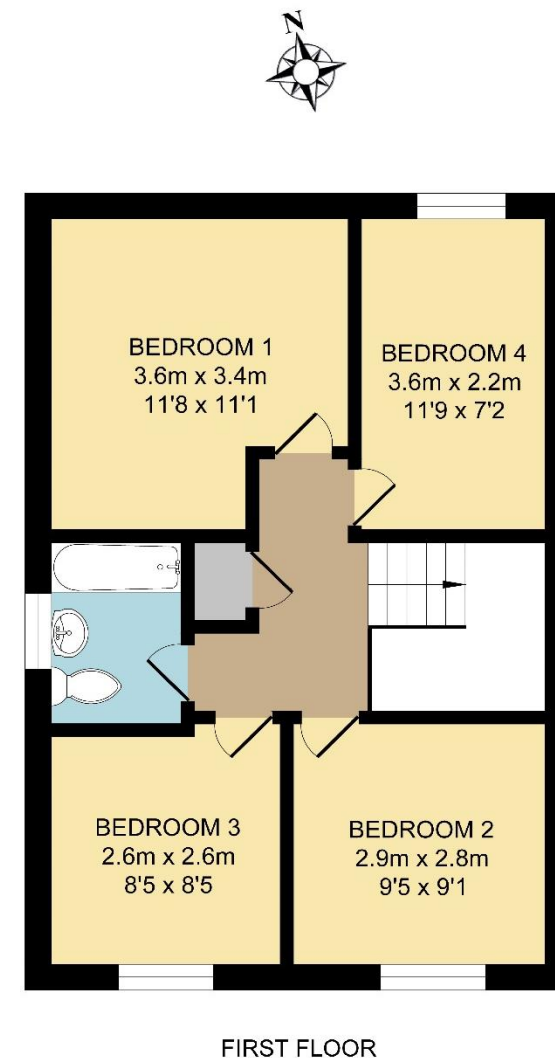
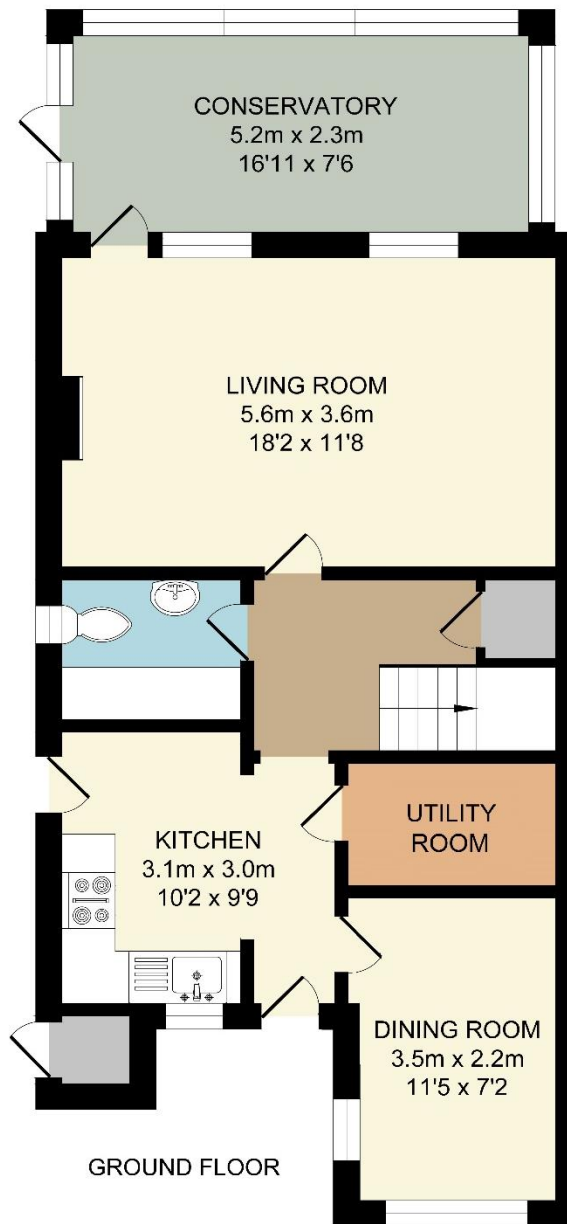
TOTAL APPROX. FLOOR AREA 112.0 SQ.M. (1206 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Council Tax Band: D £1930.61 pa**

**Nearest Bus stop: Benham Hill 0.2 km**

**Nearest Train station Newbury Racecourse 1.7 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



