



36 Berrys Road Upper Bucklebury Berkshire RG7 6QN

36 Berrys Road Upper Bucklebury RG7 6QN

Price Guide £450,000 Freehold

An attractive detached bungalow located at the end of a quiet no through road in the sought after village of Upper Bucklebury. On the doorstep of some of West Berkshire's picturesque countryside The property has been extended in the past and is presented in good decorative condition throughout. Comprising Entrance Porch and Inner Hall, 15' Living Room, 12' Dining Room, Kitchen and 14' Breakfast Room with a rear Glazed Sun Room/Porch which leads onto the beautiful landscaped rear Garden, Two Bedrooms with the Master Bedroom boasting an unusually large En Suite Shower/Wet Room (previously Bedroom 3), plus the main Bathroom. Outside there is a 34' detached garage and benefitting from a long Driveway on the side of the property plus additional parking space in the front Garden. The property has been well maintained including oil central heating and double glazing.

Offered For Sale with No Ongoing Chain

Directions:

Leave Thatcham northwards on Harts Hill Road. Proceed over the roundabout and up the hill into Upper Bucklebury. Proceed past the village shop and just as you approach the Cottage Inn on your left turn right into Berrys Road. The property will be found at the bottom of the road on your right.



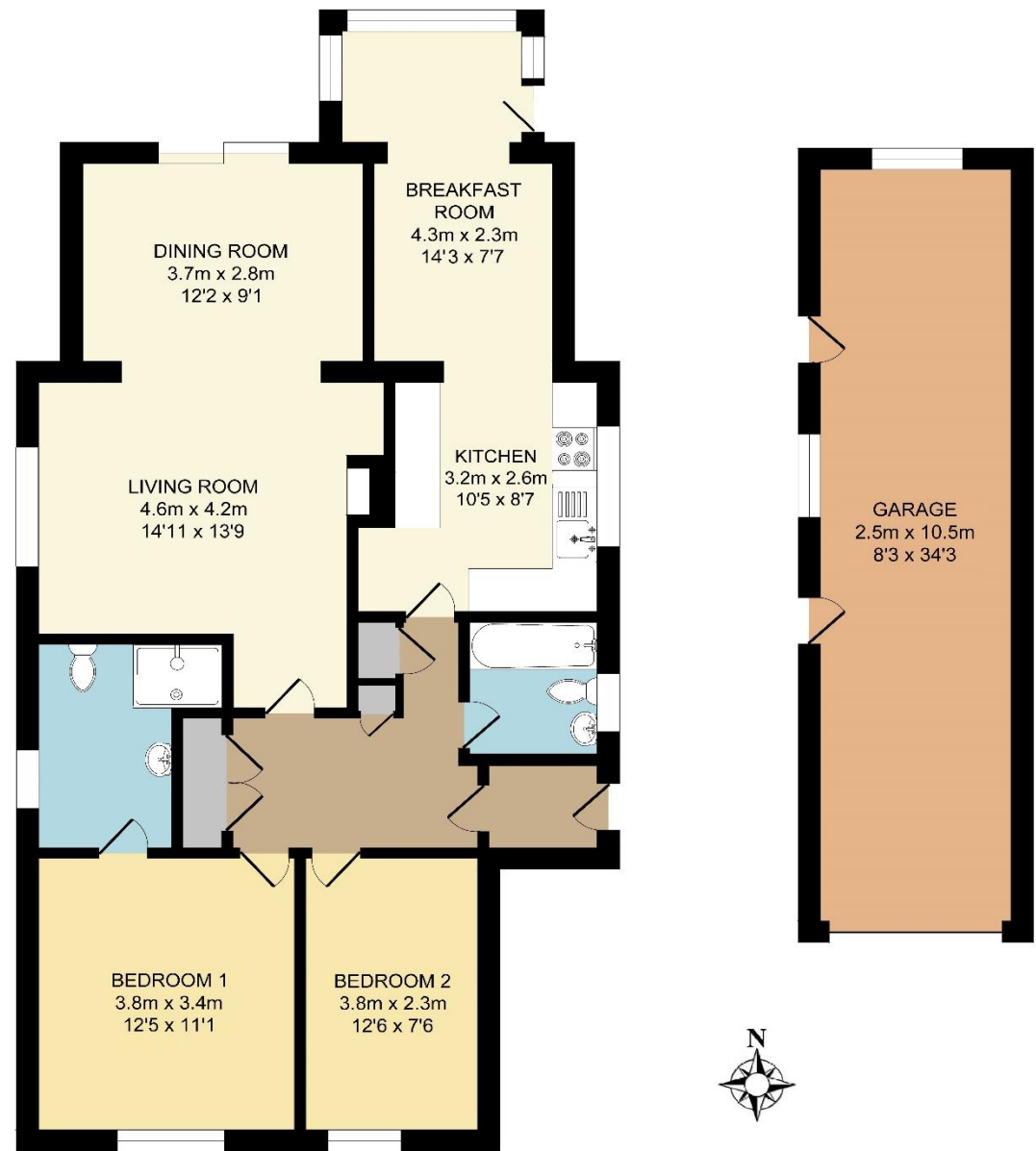


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Council Tax Band: E £2289.60 pa

Nearest Bus stop: Broad Lane 0.3 km

Nearest Train station Thatcham 2.5 km



TOTAL APPROX. FLOOR AREA 91.8 SQ.M. (988 SQ.FT.) EX. GARAGE 26.7 SQ.M. (287 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
In accordance with Section 21 of the Estate Agent Act 1979, we declare a Director of this company has a personal interest in the sale of this property.

