



4 Agricola Way Thatcham Berkshire RG19 4GB



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### Price Guide £415,000 Freehold

An attractive and well-presented Trencherwood-built three-bedroom detached family home located on the much sought-after Kennet Lea development. Within the popular Kennet and Francis Baily school catchments. Walking distance of Thatcham mainline railway station. Comprising Entrance Hall, Living Room and Dining Area, Conservatory, Kitchen, Three well proportioned Bedrooms Family Bathroom. The present owners have maintained the property to an excellent standard and also boast an immaculately tended corner plot garden enjoying a non-overlooked sunny aspect. Parking plus a Detached Garage with a door to the garden

An Early Viewing is Highly Recommended to avoid disappointment.

### Directions

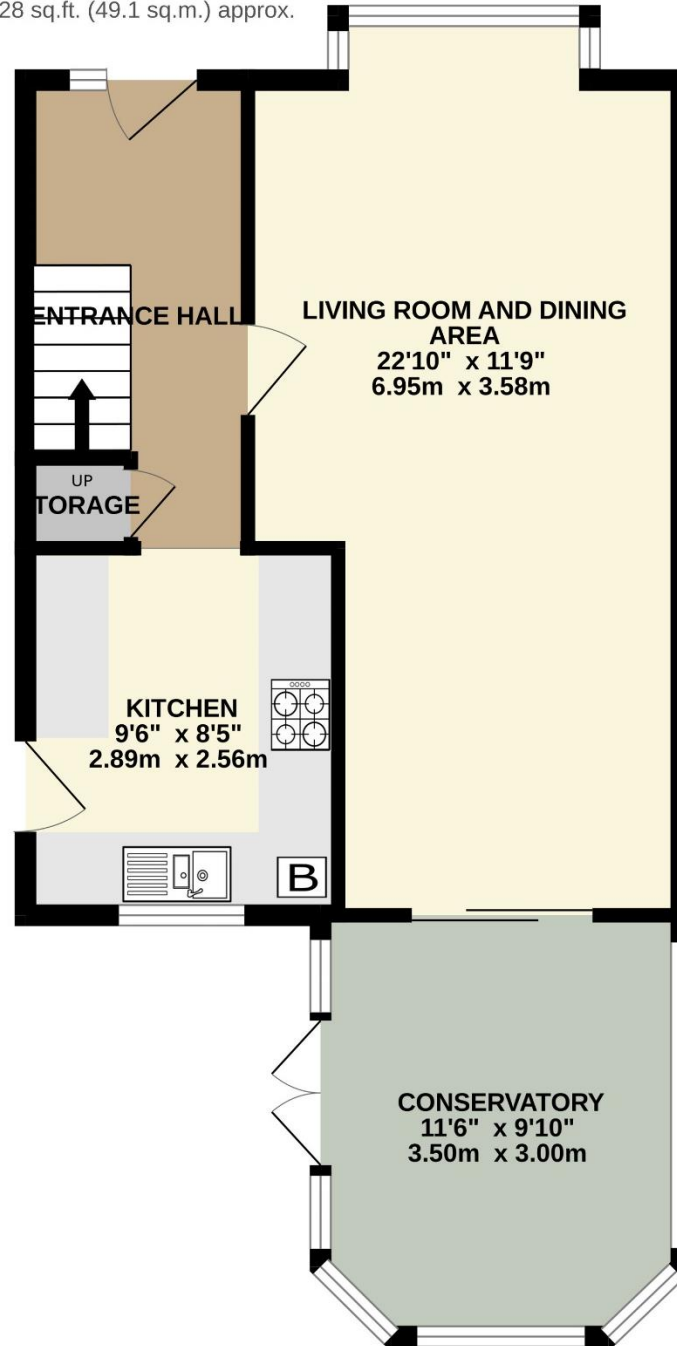
From Thatcham Broadway turn right onto the A4 Bath Road, and continue along this road past the Francis Baily School and Garage. At the second roundabout take the second exit onto Pipers Way. Take the second turning right into Agricola Way. The property will be found a short distance along on the right-hand side.

**Council Tax Band:** D £2173.94 pa  
**Nearest Bus stop:** Agricola Way 0.1 km  
**Nearest Train station:** Thatcham 0.5 km

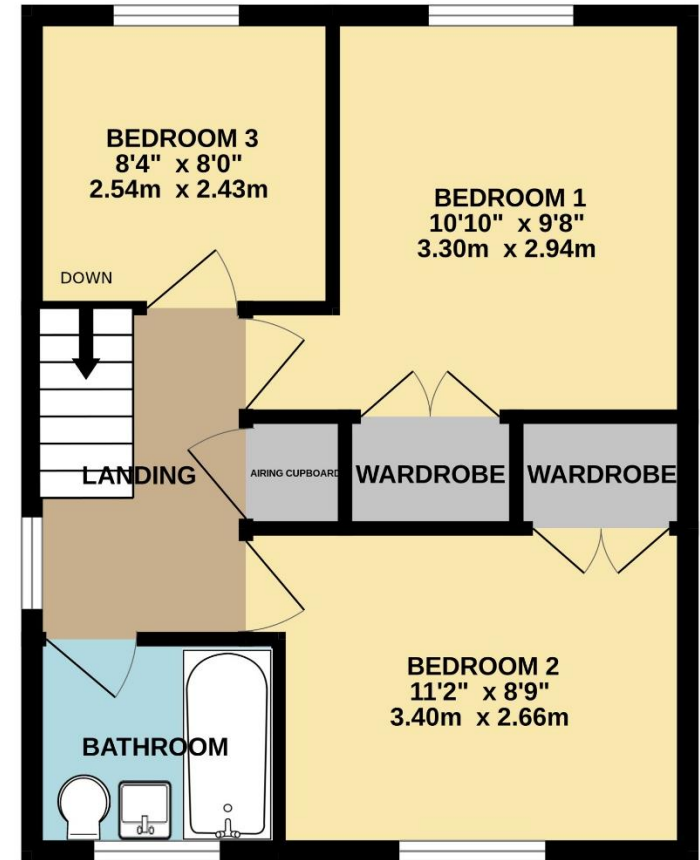




**GROUND FLOOR**  
528 sq.ft. (49.1 sq.m.) approx.



**1ST FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



**TOTAL FLOOR AREA : 935 sq.ft. (86.9 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.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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



