



23 Agricola Way Thatcham Berkshire RG19 4GB

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Price Guide £550,000 Freehold

An attractive four bedroom detached family home at the end of a small cul de sac on the much sought after Kennet Lea development. Within the popular Kennet and Francis Baily school catchments. Walking distance of Thatcham mainline railway station, doctors and local shops. Comprising Entrance Hall, Cloakroom, Living Room with open fireplace, Dining Room, Conservatory, Kitchen and Utility Room, Four generous Bedrooms, Family Bathroom and En Suite Shower Room. The present owners have maintained the property to an excellent standard. Benefitting from ample paved driveway parking to the front of the property plus space for a motorhome or caravan to the side. Fabulous corner plot garden enjoying a sunny south facing aspect with outbuildings.

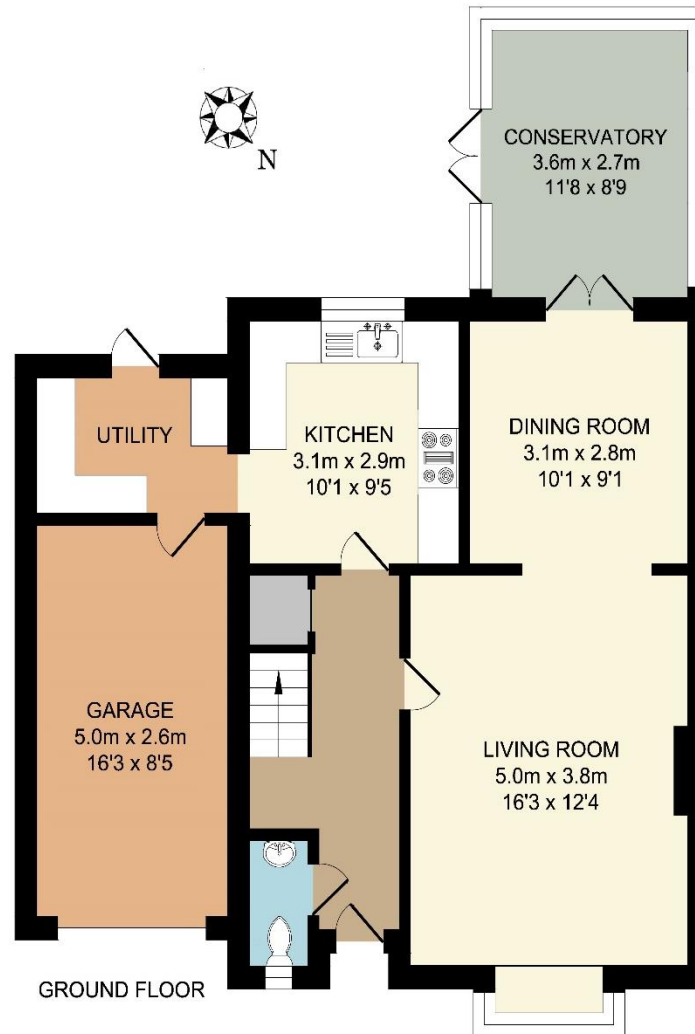
Offered with No Ongoing Chain

Directions: From Thatcham Broadway turn right on to the A4 Bath Road, 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 and the property will be found right at the end of this road on the left hand side.



Council Tax Band: E £2359.63 pa
Nearest Bus stop: Agricola Way 0.1 km
Nearest Train station: Thatcham 0.6 km

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



TOTAL APPROX. 143.3 SQ.M. (1542 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. 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(

