



Helvellyn The Grove Thatcham Berkshire RG18 4NL

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Guide Price £529,950 Freehold

An individually built 1950's detached bungalow located in a much sought after private road that has so much potential to enlarge and improve. Planning permission was approved but has since lapsed to enlarge the property into a fabulous two storey large family home making this a great investment opportunity. Full drawings are available to view. The bungalow is well planned and spacious with generously proportioned rooms enjoying beautiful landscaped gardens. The accommodation comprises an Entrance Hall, Living Room with open fire, Kitchen/Breakfast Room, Conservatory with fantastic views all over the rear Garden. There are Three Bedrooms plus a Bathroom. The Gardens are one of this property's many features, laid mainly to lawn with numerous trees, hedges, shrub borders and a paved Patio. There is a Brick built Attached Garage with parking to the front. Gas radiator central heating and UPVC double glazing. Walking distance to local shops primary school and within the Kennet Secondary School catchment.

Viewing is Highly Recommended

Directions

From Thatcham Broadway turn left onto the A4 Bath Road towards Newbury. After a short distance turn right at the traffic lights into Park Lane. The Grove will be found on the right hand side and the property will be found at the bottom on the left.



Council Tax Band: D **£2063.39 pa**
Nearest Bus stop: Park Lane **0.1 km**
Nearest Train station Thatcham 1.6 km Newbury 4.6 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 111.0 SQ.M. (1195 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

