



30 Westfield Crescent Thatcham Berkshire RG18 3EH

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Price Guide £425,000 Freehold

An older-style 1950s family home, meticulously renovated to a very high standard, with a ground-floor kitchen extension, two very useful outbuildings, and a private south-facing garden.

Comprising an Entrance Hall, 25' Sitting Room with open fireplace, Garden/ Sun-Room, well-fitted Shaker-style Kitchen, Utility Room and Ground Floor Shower Room. The first floor comprises three generous bedrooms and a family bathroom. The second floor includes a Bonus Room in the Loft. Outside, there is ample parking to the front of the property and a private low-maintenance south-facing rear garden. There are two large and useful outbuildings, one with a Sauna and Shower with WC. The other is a Garden Shed. An abundance of quality materials and workmanship is shown throughout.

Walking distance to Henwick Fields, local shops and within easy access to both Thatcham and Newbury town centres.

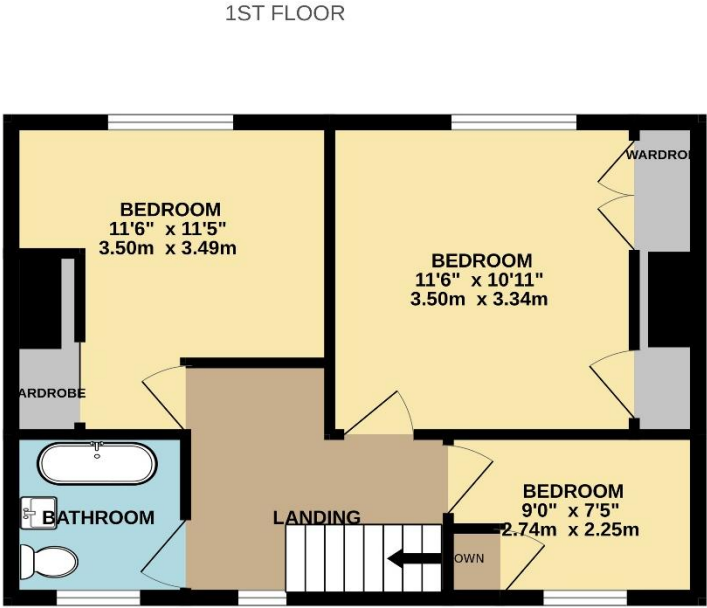
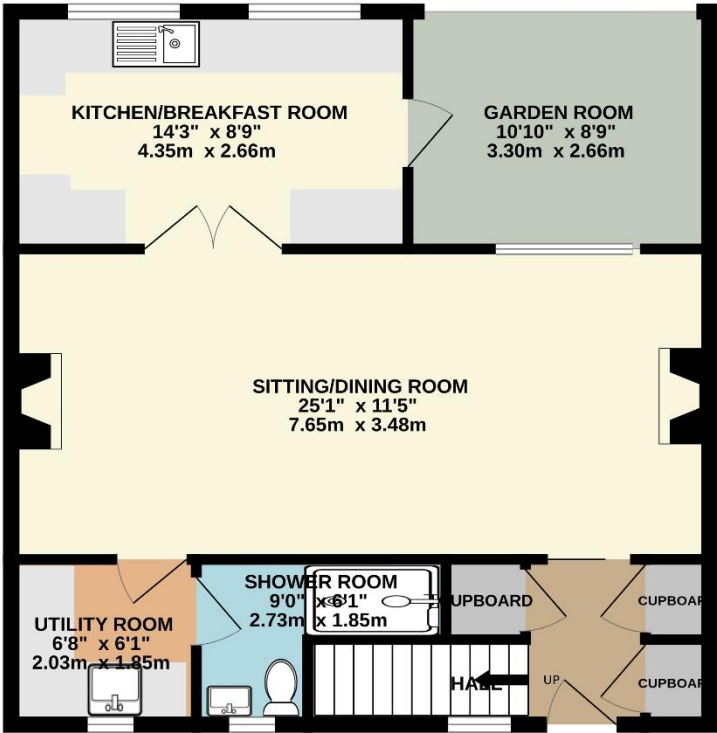
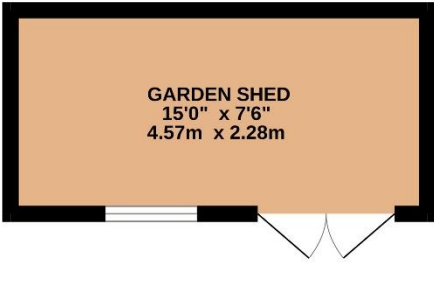
Viewing Highly Recommended with No Ongoing Chain

Directions: Leave Thatcham Broadway, turning left onto the A4 Bath Road towards Newbury. Continue through a set of traffic lights and at the next set of traffic lights, turn right into Northfield Road. Take the third turning on the left into Westfield Road, then the first left into Westfield Crescent, and the property will be found on the left-hand side.



OUTBUILDINGS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: C £2260.26 pa

Nearest Bus stop: Westfield Road 0.1 km

Nearest Train station: Thatcham 2.3 km

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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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

