



Swansdown Walk

Cricketts

Swansdown Walk, Thatcham, RG19 3SL

£400,000



DESCRIPTION

Nestled in the picturesque area of Thatcham, this charming three bedroom semi-detached property presents a fantastic opportunity for those looking to create their dream home. In need of some refurbishment, the house offers tremendous potential to be a lovely family home.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN.

Situated almost opposite The Discovery Centre, residents can enjoy beautiful walks around the nearby lakes, making it an ideal location for dog walking and nature enthusiasts. The accommodation is thoughtfully laid out, beginning with a welcoming hallway that leads into a spacious lounge. The lounge flows seamlessly into a dining room, large kitchen/breakfast room, providing a perfect space for family gatherings and entertaining. An inner hallway off the kitchen houses a utility room and a convenient downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms and a modern shower room featuring a walk-in shower.

Outside, the property benefits from a generous driveway with ample parking space for several cars, making it practical for multiple vehicle households or guests. The garden to the rear is mainly laid to lawn.

-  **Hallway**
-  **Spacious lounge**
-  **Dining Room**
-  **Large/Kitchen breakfast room**
-  **Inner Hallway**
-  **Downstairs cloakroom**
-  **Utility room**
-  **Spacious Master Bedroom**
-  **Bedroom 2.**
-  **Bedroom 3 single room**
-  **Driveway parking for several cars**
-  **Double garage /workshop**
-  **Front Garden**
-  **Rear garden**
-  **Close to Thatcham Discovery centre/Nature reserve**
-  **Excellent communication links**

Directions

Proceed east out of Newbury on the A4 passing through the major crossroads at Hambridge Lane, take up the right hand filter lane and turn right onto Lower Way. Continue for approx. 0.5 mile and just after the entrance to The Discovery Centre the property will be found a short distance on the left. Although the address is Swansdown Walk it is actually on Lower Way.

Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute.

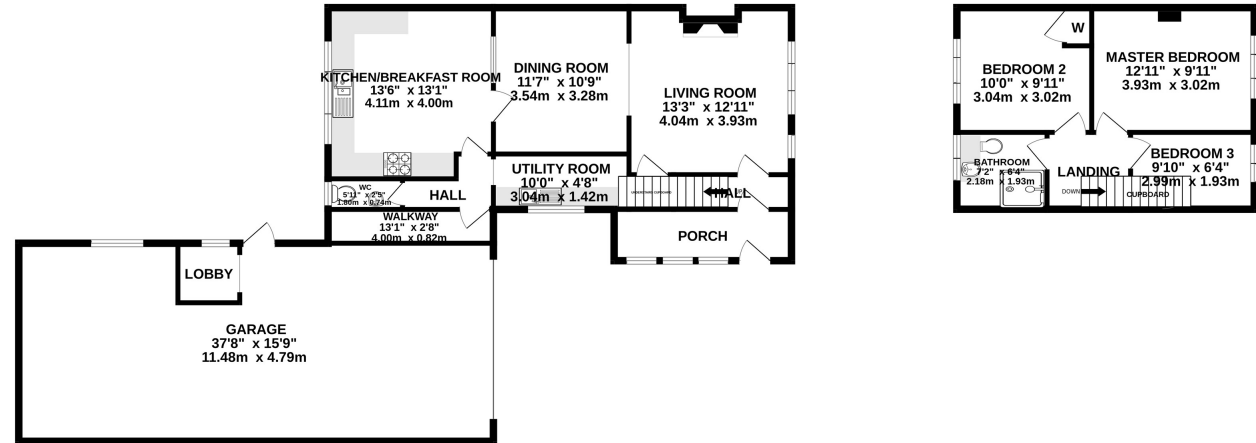
It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year.

For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools.

In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

GROUND FLOOR

1ST FLOOR



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: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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