



Deadmans Lane

Cricketts

Deadmans Lane, Greenham, Thatcham, RG19 8XS

£400,000



DESCRIPTION

A beautifully presented three bedroom semi detached family home situated just a short stroll to Newbury retail park and Tesco's super store. Excellent communication links.

DON'T MISS OUT ON THIS OPPORTUNITY TO PURCHASE THIS AMAZING FAMILY HOME - SIMPLY MOVE IN AND PUT YOUR FEET UP.

The current owners have completely refurbished the property throughout, replacing the kitchen with top quality kitchen furniture with integrated appliances and French doors leading to an amazing garden, replacement good quality sanitary ware in the downstairs cloakroom, en suite and the family bathroom. Redecorated throughout with modern lifestyle colours and new carpets.

The accommodation comprises: entrance hall with door leading to the lounge, rear lobby, cloakroom and kitchen dining room with French doors reading into the garden. Master bedroom with en suite shower room, two further bedrooms and a family bathroom.

There is a beautiful south facing garden with paved patio where one can enjoy alfresco dining, lawn and pathway leading to the garage which can be accessed from the garden. There is also gated access to the rear and the car parking space alongside the garage. The garden is fully enclosed offering a degree of seclusion.

-  Entrance hall
-  Lounge with bay window
-  Rear lobby
-  Cloakroom
-  Kitchen/ dining room
-  Bedroom one with en suite shower room
-  Two further bedrooms
-  Family bathroom
-  Enclosed rear garden
-  Garage and parking to the rear
-  Park House school catchment
-  Council tax band D

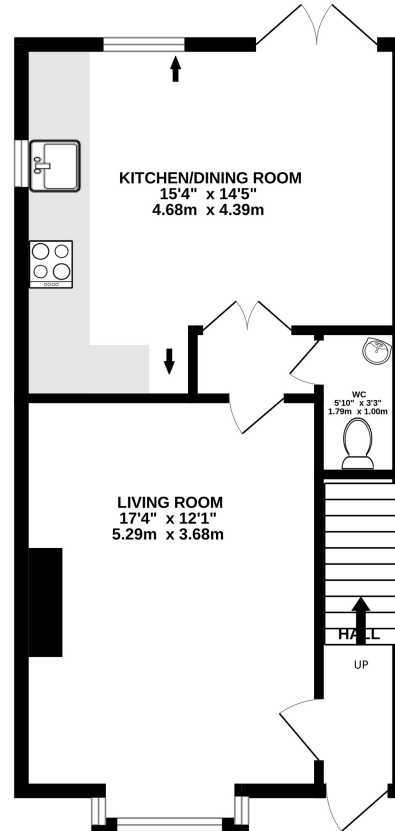
Directions

Proceed south out of Newbury on the A339 towards Southampton following the signs for the Newbury Retail Park. At the roundabout turn left and continue over the next two roundabouts, passing Tesco's supermarket. At the next roundabout, take the third exit into Deadmans Lane, follow the round down and round the bend and the property will be found on your right hand side.

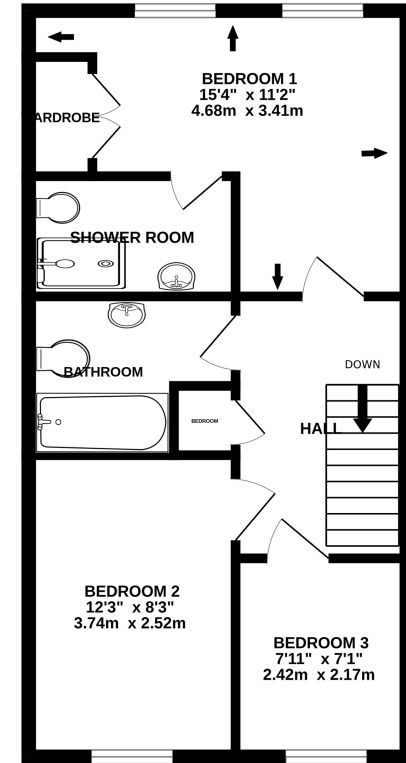
Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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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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