



Barfield Road

Cricketts



Barfield Road, Thatcham, RG18 3BL

£1,600 pcm



#### DESCRIPTION

A deceptively large three double bedroom detached bungalow situated in a prime residential location in Thatcham at the end of a cul de sac. Excellent communication links to the A4 and M4 junct.13.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - AVAILABLE FROM 3RD JUNE 2020.

The property has been very well maintained by its current owner and is presented for Let in good order through out. The accommodation comprises:- Porch, reception hallway, lounge, dining room, kitchen, utility room, three double bedrooms and a large bathroom. To the outside there is a garage and driveway parking.

There is a large rear garden with paved patio mainly laid to lawn with a summer house, two garden sheds and a greenhouse. The garden is fully enclosed and offers a high degree of privacy.

-  Available immediately
-  Porch
-  Entrance hallway
-  Three double bedrooms
-  Family bathroom
-  Lounge
-  Dining room
-  Kitchen
-  Utility room
-  Garage
-  Driveway parking
-  Council tax band C
-  Oil fired central heating

## Directions

Proceed East out of Newbury on the A4 for approx. 2 miles.

Proceed straight across the roundabout at the garden centre and turn left into Henwick lane. Take the first turning into Barfield Road and follow the road to the end of the cul de sac and the property will be found on the left.

## 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.

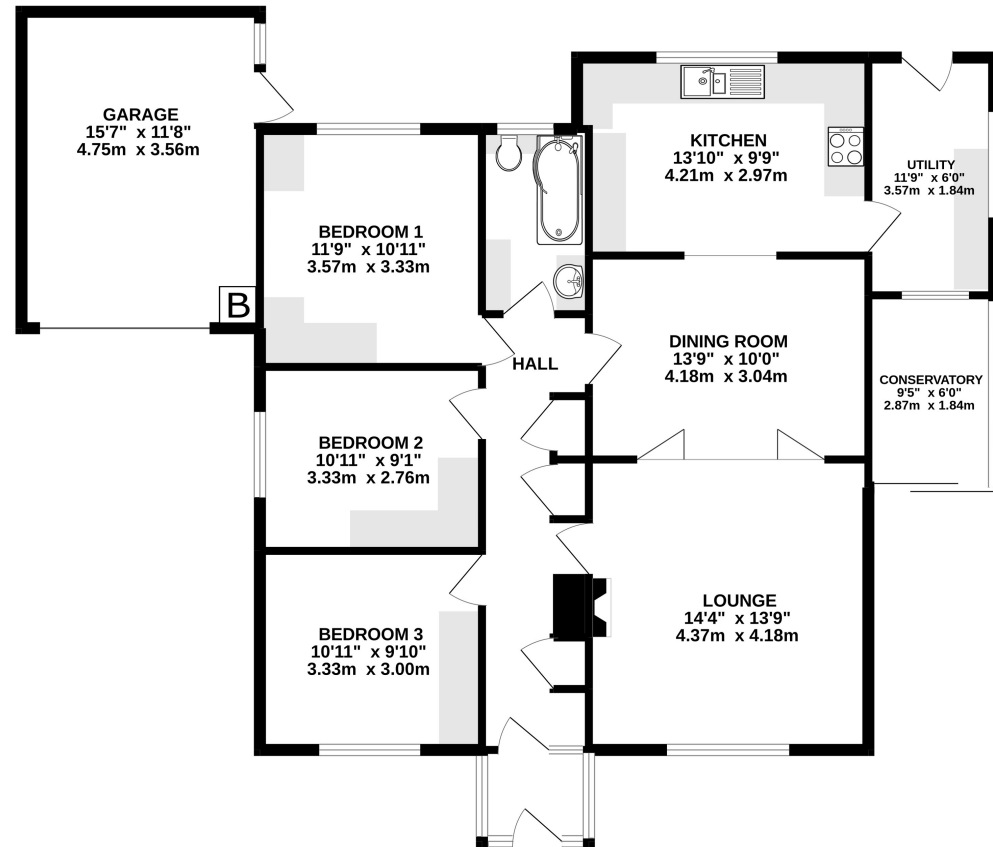
It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	81
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

GROUND FLOOR  
1292 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.1 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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