



Montacute Drive

Cricketts

Montacute Drive, Thatcham, RG19 4GE

£350,000



- 🏠 NO ONWARD CHAIN
- 🏠 Entrance hallway
- 🏠 Kitchen
- 🏠 Large lounge/ diner
- 🏠 Bedroom one with build in cupboards
- 🏠 Two further bedrooms
- 🏠 Family bathroom
- 🏠 Fully enclosed rear garden
- 🏠 Driveway parking
- 🏠 Garage
- 🏠 Council tax band D
- 🏠 Kennet School catchment

DESCRIPTION

Situated in the popular Siege Cross development in Thatcham, this charming three-bedroom link detached family home offers a prime location within walking distance to Francis Baily Primary School and the railway station on the Paddington/London line. Perfect for commuters and families alike, this property combines convenience with potential.

As you enter through the reception hallway, you are welcomed into a spacious lounge/dining room. This inviting space features a cozy gas living flame fireplace and patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with a range of kitchen cabinets and ample work surfaces. The first floor comprises three well-proportioned bedrooms, providing ample space for a growing family or home office needs, and a family bathroom.

The exterior of the property includes a single garage and driveway parking, ensuring secure and convenient vehicle storage. The rear garden is a highlight, featuring a paved patio area perfect for alfresco dining and entertaining, leading onto a lawn ideal for children to play or for gardening enthusiasts.

While the property is in need of some light refurbishment and re-decoration, it offers an excellent opportunity to personalise and create your dream family home in a sought-after location. Don't miss out on this chance to invest in a property with great potential and an unbeatable location.

Directions

Proceed along the A5/Thatcham for approx. 1.5 mile by passing the garage on the left, at the roundabout the 2nd exit onto Pipers Way. Turn left into Agricola Way then left into Fokerham Road and left again onto Montacute Drive and the property will be found at the end of the cul-de-sac.

Local Information

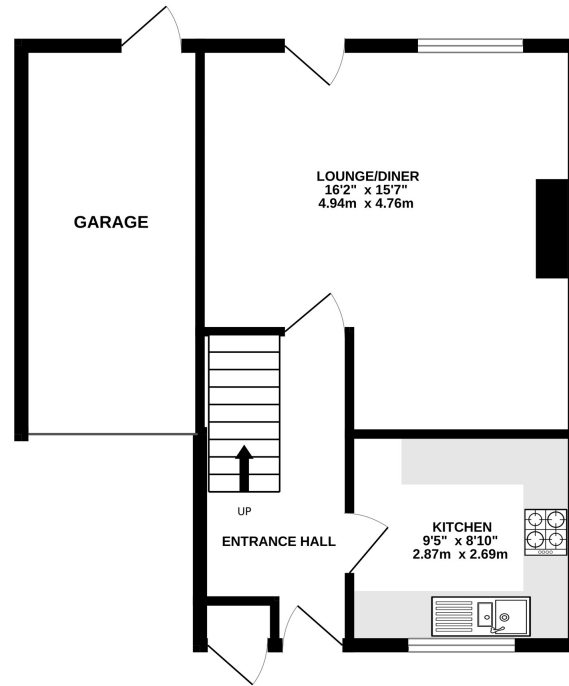
Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There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

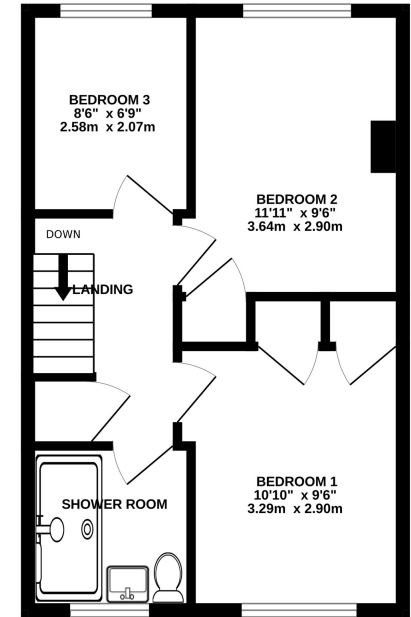
For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools.

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
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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