

FOR SALE
£675,000



Ashman Road, Thatcham

DESCRIPTION

A beautifully presented FIVE bedroom detached family home situated just a moments walk to Thatcham train station, Kennet secondary school and local amenities.

The property has been extended over the years by it's current owners to provide excellent and versatile accommodation.

The accommodation comprises: Entrance hallway with WC and utility room which houses the boiler, spacious kitchen/ breakfast room with a range of white goods including fridge freezer, cooker and dishwasher. Doors leading into a double aspect dining room with French doors leading out onto the patio area which is an ideal room for all year round entertaining. Living room with access from the hallway or dining room with Wood burning stove and another generous reception room with French doors leading out onto another part of the garden. Upstairs there is a master bedroom with air conditioning and en suite shower room, fifth bedroom/ dressing room, three further bedrooms and a family bathroom.

To the outside boasts a well landscaped garden, with patio area and shrub boarders. There is gated side access either side of the property and rear access into the garage.

To the front of the property there is a pretty garden with personal pathway leading to the front entrance. Driveway parking and a double garage.

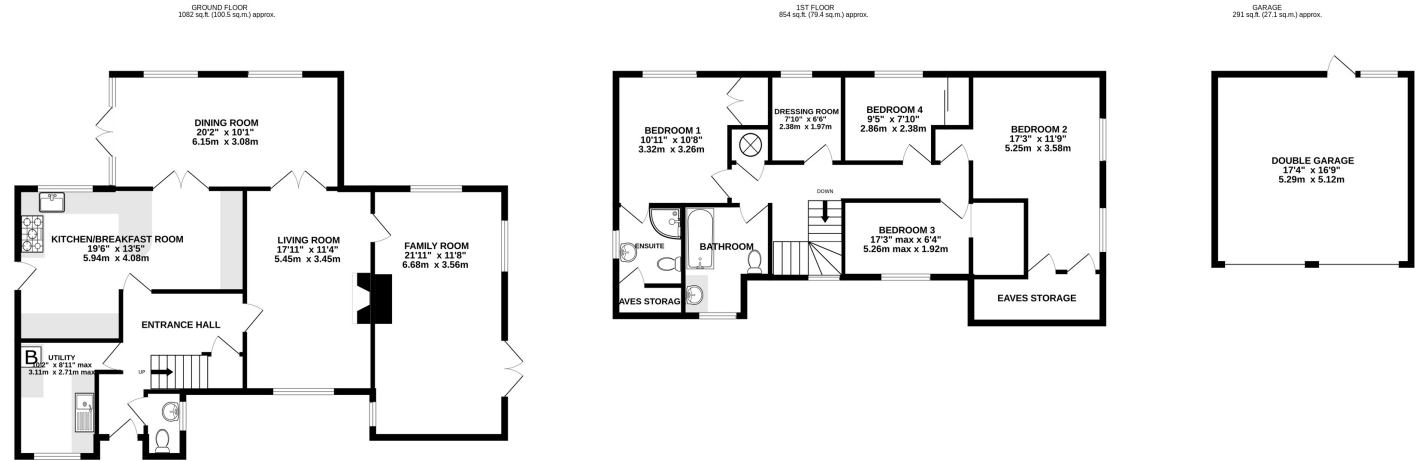


ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82

England, Scotland & Wales

EU Directive 2002/91/EC



TOTAL FLOOR AREA : 2227 sq.ft. (206.9 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.

Made with Metropix ©2023

-  Entrance hall with WC
-  Good sized utility room
-  Kitchen/breakfast room
-  Large triple aspect dining room with French doors leading out onto the patio area
-  Lounge with wood burning stove
-  Spacious family room with French doors leading out onto the side garden
-  Master bedroom with en suite shower room
-  Bedroom 5/dressing room
-  Three further bedrooms
-  Family bathroom
-  Double garage
-  Well landscaped rear garden
-  Driveway parking
-  Gas fired central heating
-  Walking distance to Kennet School



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452