



Paynesdown Road

Cricketts

Paynesdown Road, Thatcham, RG19 3TE

£525,000



DESCRIPTION

A three bedroom semi detached family home situated in a prime residential location set in a substantial plot which could potentially be a building plot subject to planning permission being sought. If you are looking for a project this could be the opportunity that you are looking for.

TO EXPLORE THIS OPPORTUNITY PLEASE CALL US TO ARRANGE A VIEWING.

The property needs some refurbishment and has potential to extend subject to the necessary planning consents.

The accommodation comprises:- Hallway, dining room, lounge and kitchen. On the first floor there is a master bedroom with en suite shower room, two further double bedrooms and a family bathroom. There is a loft room which has been floored and carpeted throughout and Velux windows added.

There is a garage and a workshop with WC in the garden.

The rear garden extends to the side which is very large, mainly laid to lawn with mature shrubs.

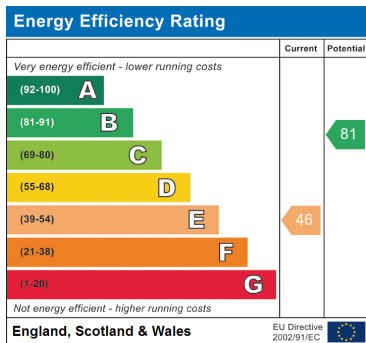
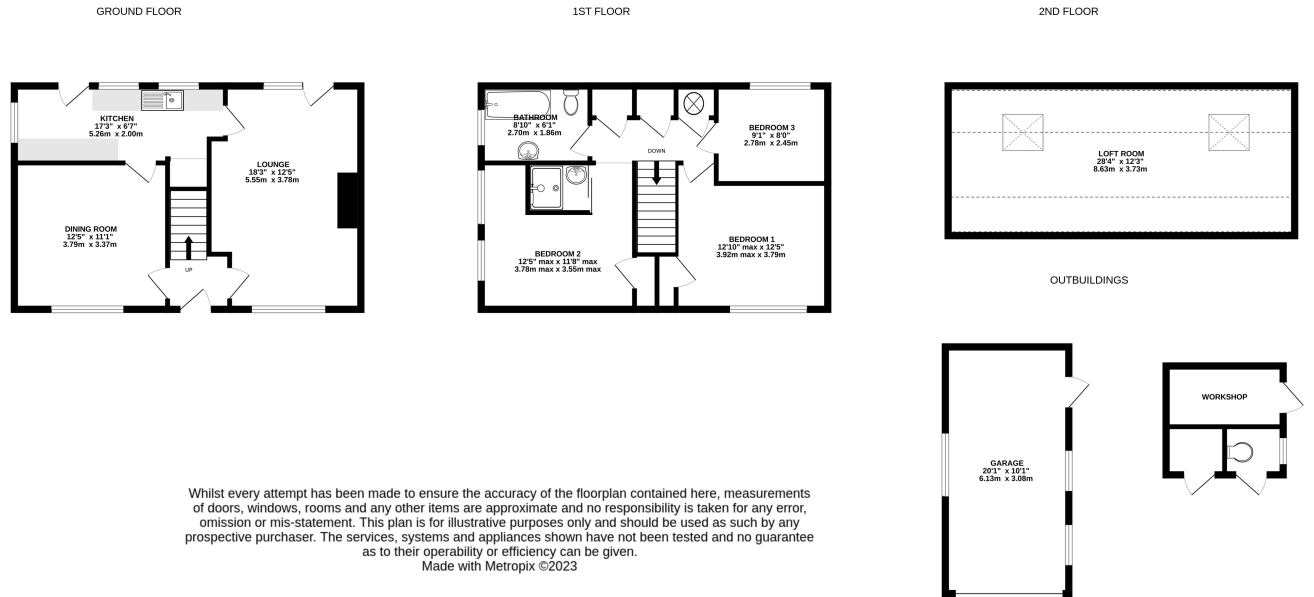
- 🏠 NO ONWARD CHAIN
- 🏠 Building potential to the side subject to planning
- 🏠 Hallway
- 🏠 Large living room with French doors leading to the garden
- 🏠 Generous dining room
- 🏠 Kitchen
- 🏠 Master bedroom with en suite shower room
- 🏠 Two further double bedrooms
- 🏠 Family bathroom
- 🏠 Large loft room with velux windows
- 🏠 Garage
- 🏠 Workshop with gardeners toilet
- 🏠 Good size rear garden
- 🏠 Driveway parking for multiple cars
- 🏠 Council tax band C

Directions

Proceed out of Newbury on the A4 passing through the Hambridge Road traffic lights take the right slip Road into Lower Way and proceed for approx. 0.5 mile. Turn left into Paynesdown Road and follow the road all the way round the bend and the property will be found on the left hand side.

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.



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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