



Paynesdown Road

Cricketts

Paynesdown Road, Thatcham, RG19 3RT

£340,000



- 🏠 Entrance porch
- 🏠 Spacious lounge
- 🏠 Dining room
- 🏠 Kitchen
- 🏠 Two double bedrooms
- 🏠 Third single bedroom
- 🏠 Family bathroom
- 🏠 Large, enclosed rear garden
- 🏠 Driveway parking
- 🏠 Council tax band C
- 🏠 Double glazing throughout
- 🏠 Gas fired central heating
- 🏠 Brand new boiler fitted Feb 2023

DESCRIPTION

A very attractive three bedroom family home situated in a prime residential location in Thatcham within walking distance to Thatcham Discovery Centre where one can enjoy leisurely walks around the lakes.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. NO ONWARD CHAIN.

The property has been very well maintained by it's current owner over the years and is presented for sale in good condition throughout. The accommodation is light and airy and comprises:- Hallway, lounge, dining room and kitchen. On the first floor there are three bedrooms and a family bathroom.

To the outside there is off road parking on the driveway.

There is a beautiful garden to the rear with a large paved patio where one can enjoy alfresco dining there is a good size lawn with lovely well stock borders with a variety of flowers and shrubs and a mature tree. The garden is fully enclosed and offers a degree of privacy.

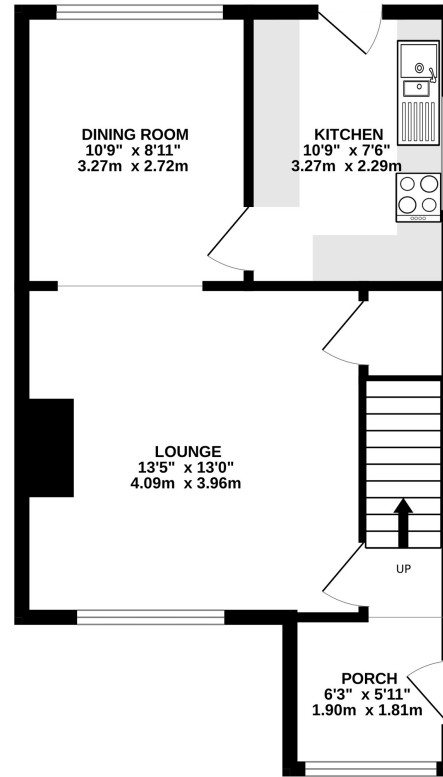
Directions

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 the property will be found immediately on your right.

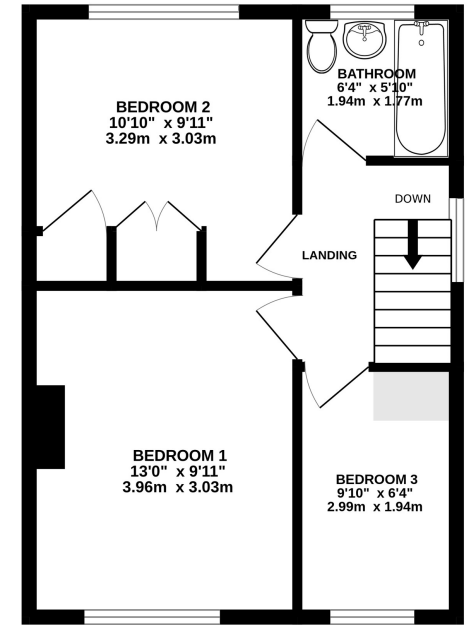
Local Information

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
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 820 sq.ft. (76.1 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.



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

