



Briants Piece

Cricketts

24 Briants Piece, Hermitage, Thatcham, Berkshire. RG18 9SX.

£450,000 Freehold



- Family bathroom
- Kitchen / dining room
- No onward chain
- Private garden
- Three Bedroom
- Freehold
- Modern Re-Fitted Kitchen
- Detached bungalow
- Council tax band D
- Garage and driveway parking
- Quiet cul-de-sac location

Tucked away in a peaceful cul-de-sac, this 2/3 bedroom detached bungalow enjoys a lovely position in the heart of the ever-popular village of Hermitage. The property offers spacious accommodation with plenty of scope to make it your own, and would suit a variety of buyers looking for a home in a friendly and well-connected village setting.

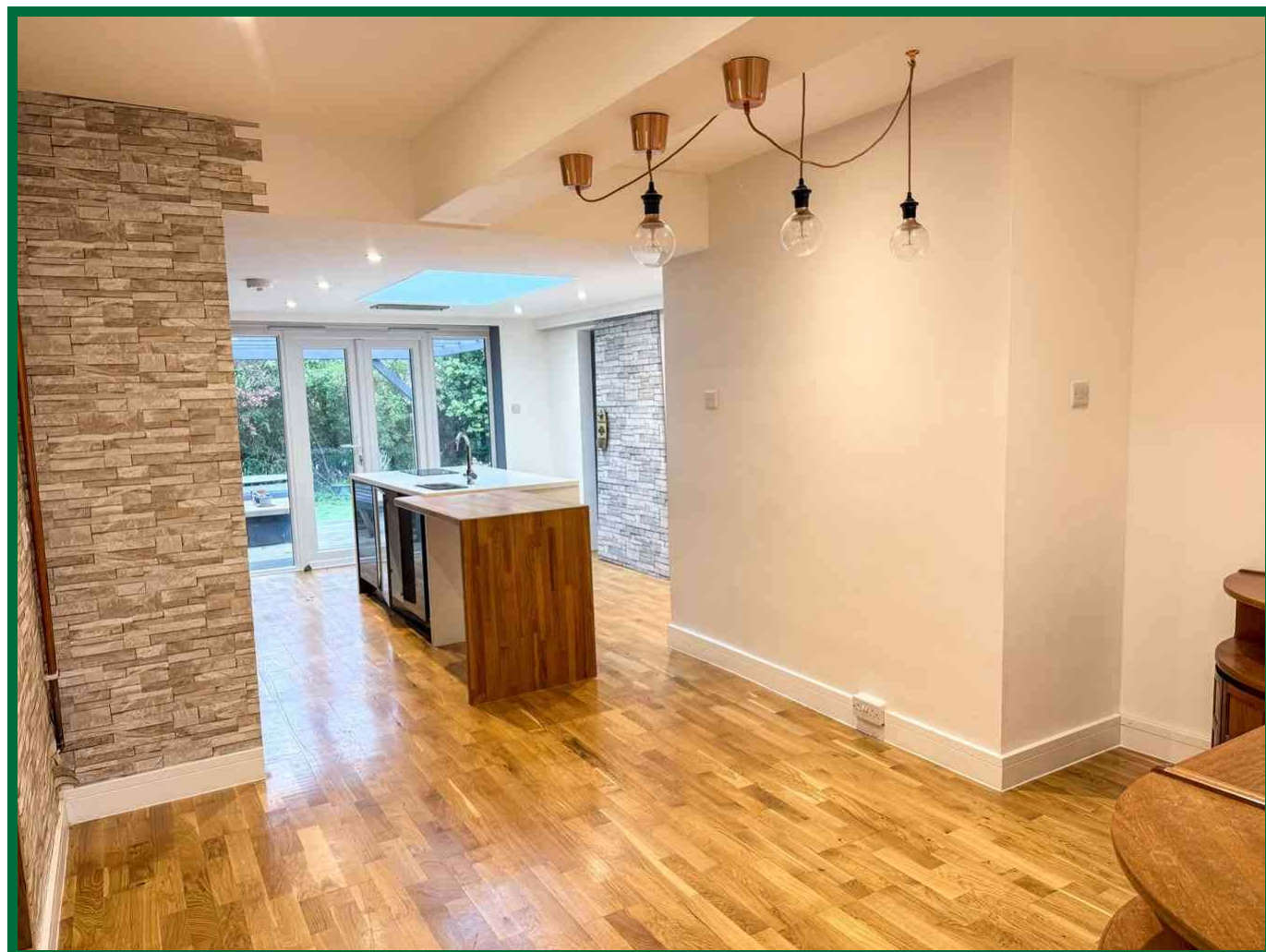
The welcoming reception hallway leads through to a good-sized kitchen/dining room, where French doors open out to the fully enclosed rear garden – ideal for enjoying the sunshine or entertaining. A comfortable lounge provides a relaxing space, while two generous double bedrooms are complemented by a versatile third room. Currently arranged as a dressing room off the master bedroom, this could easily be reinstated as a bedroom if required. A family bathroom completes the interior.

Outside, the property offers off-road parking on the driveway, side access, and a charming rear garden designed for ease of maintenance, with a good degree of privacy. Hermitage itself is a well-served village, with a convenience store and sub post office, as well as wonderful walks through the surrounding countryside.

Excellent road links via the A34 and M4 (Junction 13) make it an accessible location while still offering all the benefits of village life.

VACANT POSSESSION - NO ONWARD CHAIN.

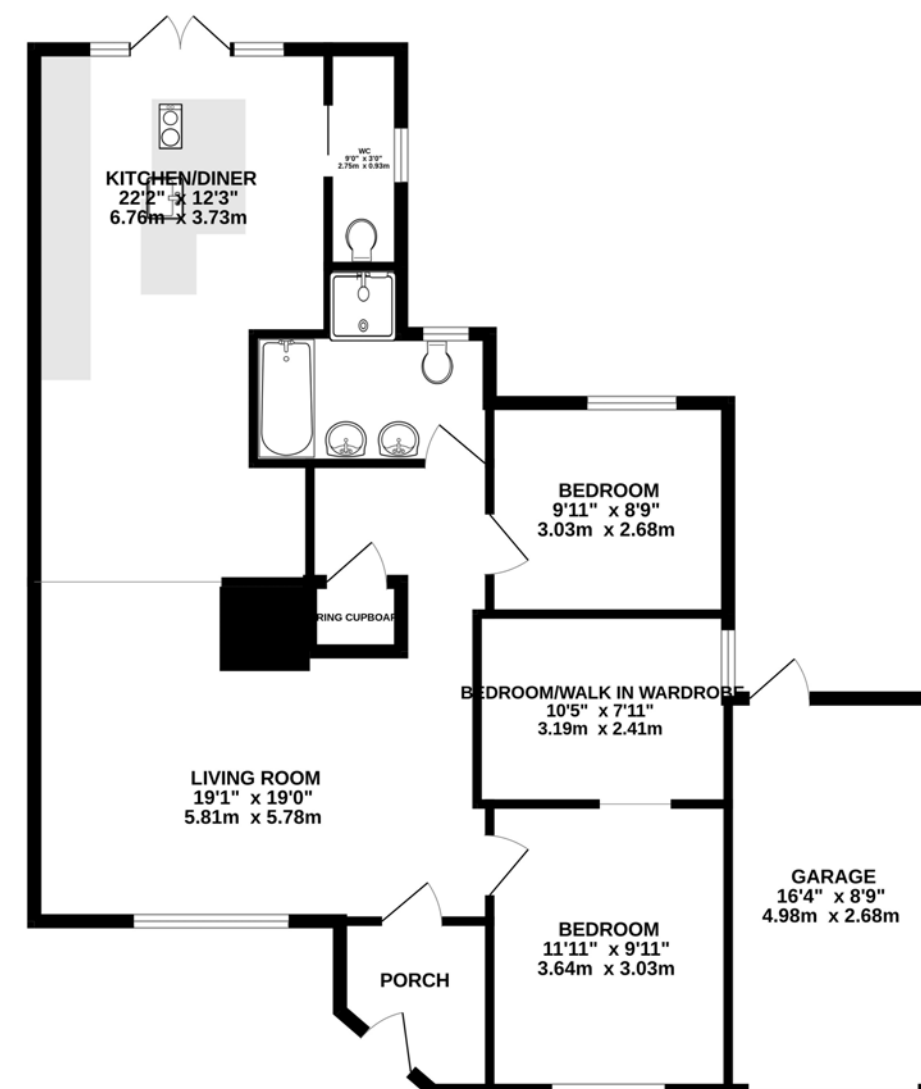




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Oil.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D

GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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