



86A PARK LANE

Guide Price £575,000

Carter Jonas

86A PARK LANE THATCHAM RG18 3PG

- Thatcham town centre 1 mile
- Thatcham mainline station 2 miles
- Newbury town and mainline station 4 miles
- M4 (J13) 5 miles

Covered porch and entrance hall · living room · dining room · kitchen · utility and workshop with access into the garage · principal bedroom with ensuite · 3 additional bedrooms · family bathroom · gas central heating · double glazing · generous driveway · lovely private gardens · Energy Rating D

SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

DESCRIPTION

An attractive individually built detached house, the covered porch leads to an impressive entrance hall with cloakroom and turned staircase with gallery landing above. On the right side a large living room stretches front to back with a fireplace and lovely wood flooring which continues throughout the house and opens to a useful dining room with sliding doors to the garden. There is a fitted kitchen which gives access to a large utility, store area and workshop leading to the garage, this is a very useful additional space which could be advantageous to further improvement or extending.

AN IMPRESSIVE DETACHED FAMILY HOME IN ONE OF THATCHAM'S MOST DESIRABLE LOCATIONS. THE PROPERTY BENEFITS FROM BRIGHT, SPACIOUS ACCOMMODATION WITH 4 BEDROOMS AND EXTENSIVE GROUND FLOOR SPACE, GARAGE, GENEROUS DRIVEWAY AND LOVELY PRIVATE GARDENS. AVAILABLE CHAIN FREE.



Upstairs the feeling of light and space continues with the principal bedroom and ensuite and 3 additional comfortable bedrooms. A family bathroom completes the upstairs facilities.

OUTSIDE

A large tarmac driveway with stone pillars at the entrance gives plenty of parking and access to the garage. The rear garden is a particular feature of the property, a patio extends from the house to a generous level lawn with excellent privacy and high hedged borders. There is outside lighting and an external water tap.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: West Berkshire Council - 01635 55111

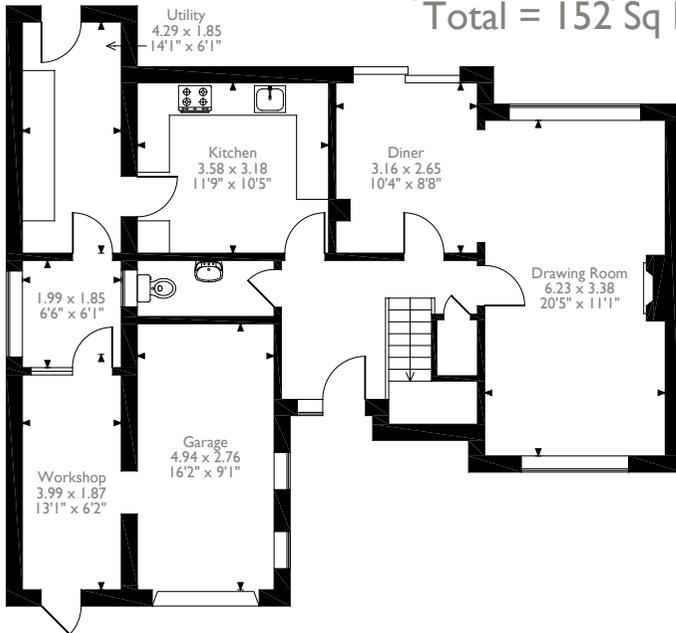
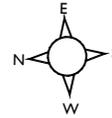
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

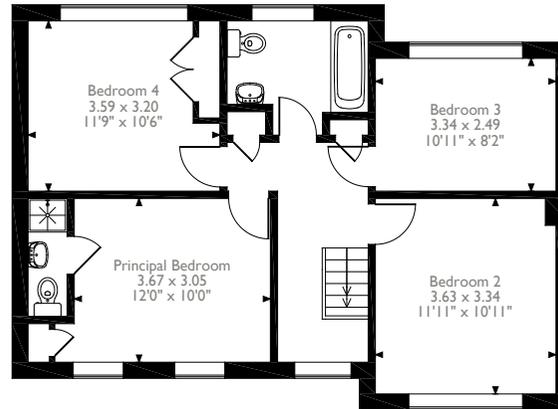
Directions: Please use post code RG18 3PG



86A Park Lane, Thatcham
 Approximate Gross Internal Area
 Main House = 127 Sq M/1367 Sq Ft
 Garage/Workshop = 25 Sq M/269 Sq Ft
 Total = 152 Sq M/1636 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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