



54 Westfield Road Thatcham Berkshire RG18 3EJ

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Guide Price : £380,000 Freehold



A wonderful opportunity to purchase a 3 bedroom bungalow and building plot with planning for an additional attached two bedroom bungalow

- 3 bedroom bungalow
- Building plot with planning for attached 2 bedroom bungalow
- Sitting room
- Fitted kitchen
- Driveway parking
- South facing garden
- Double Glazing
- Gas Central Heating
- No Onward Chain

Location

Westfield Road is situated just to the north of Thatcham town centre with local shops within half a mile and Thatcham offers an excellent range of day to day services including a railway station on the direct line to London Paddington. There are more comprehensive facilities available at Newbury and Reading both with stations to London. Road links are excellent with the A4 being close at hand which leads to the A339 (which in turn joins the A34/M4 junction 13 at Chieveley). There is also access to the motorway via junction 12 at Theale.



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An exciting investment opportunity!

Michael Simpson

54 Westfield Road

Approximate Gross Internal Area
75 sq m / 807 sq ft

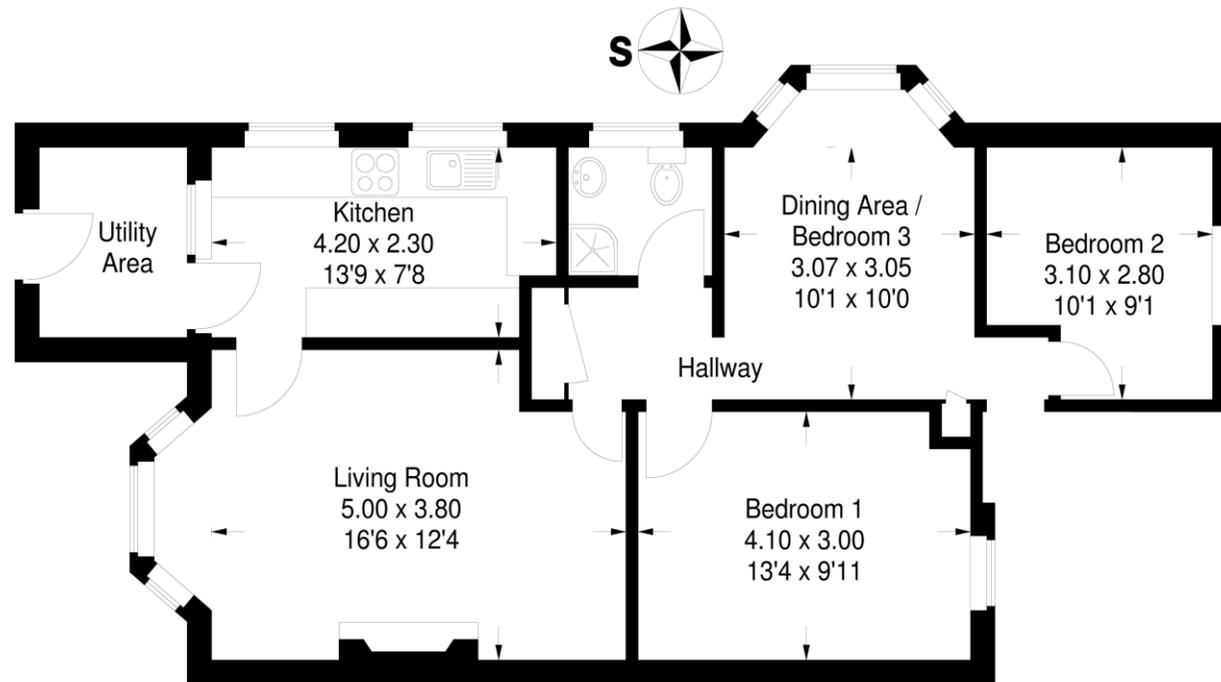


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 398685)

Description

This delightful 3 bedroom bungalow and building plot with planning permission for an additional attached two bedroom bungalow represents an exciting investment opportunity. Details are available on line at www.westberks.gov.uk ref 17/02278/FULD.

The existing property offers accommodation comprising an entrance hallway, fitted kitchen, sitting room, two/three bedrooms and a family bathroom. Other features include gas central heating, double glazing, driveway parking and a detached garage.

Outside

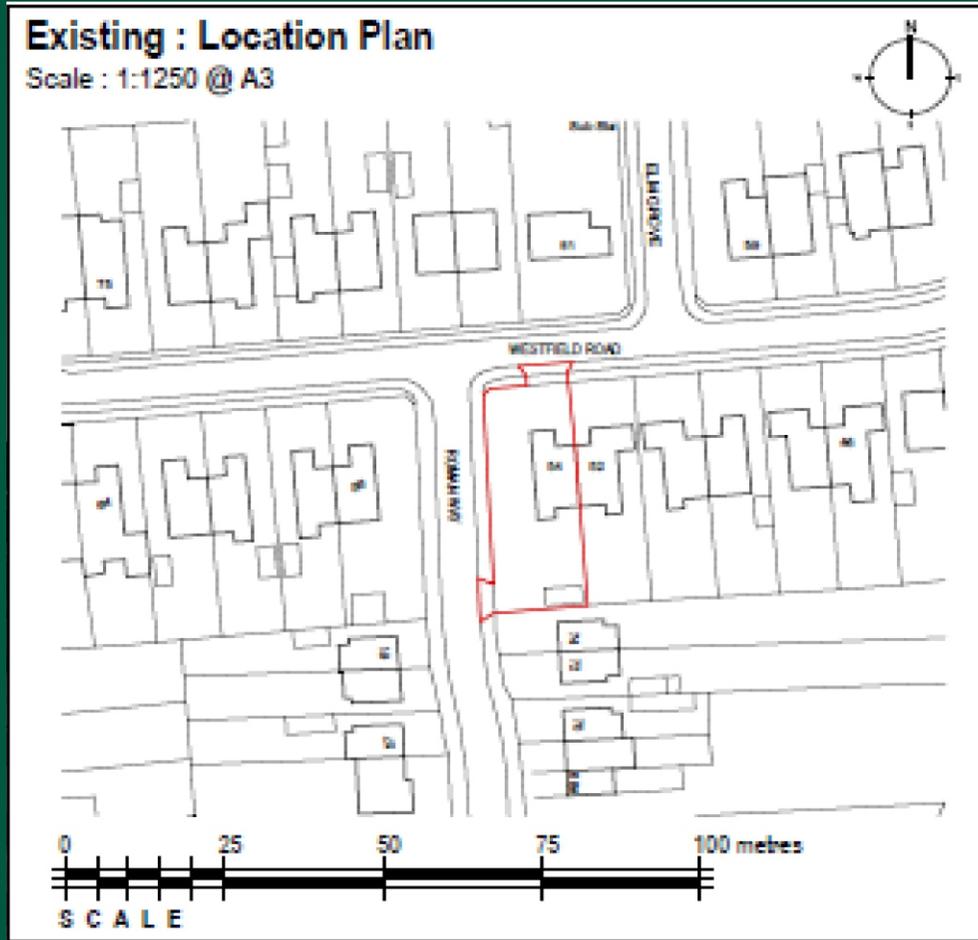
The front of the property is approached via a gated pathway leading to the front door. There are good sized gardens to the side and rear of the property with a gated driveway and detached garage at the bottom of the rear garden. The gardens are mainly laid to lawn with established flower beds and a variety of shrubs and plants.



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Directions

From Newbury follow the A4 toward Thatcham and on reaching the traffic lights at Henwick Lane turn left. Turn right after ¼ mile into Westfield Road where No 54 can be found after approximately a further ¼ mile on the right hand side.

Services

All main services are connected.

All enquiries please to the Newbury office -
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Tel: 01635 35010
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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			
		50	86

England, Scotland & Wales

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All measurements are approximate.

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