



33 BILLINGTON WAY

Guide Price £395,000

Carter Jonas

33 BILLINGTON WAY THATCHAM RG18 3HG

- Thatcham town and mainline station approximately 2 miles
- Newbury town and station mainline station 3.5 miles
- M4 (J13) 5 miles and A34 5 miles

Porch · entrance hall · lounge · kitchen · conservatory with access into the garden · utility · ground floor WC · 3 comfortable bedrooms · modern shower room · double glazing · fantastic location in a quiet cul-de-sac · lovely rear garden offering good privacy and views over surrounding countryside · garage and driveway with plenty of parking · Energy Rating C

SITUATION

Billington Way is a peaceful and attractive cul de sac on the northerly edge of Thatcham very close to Cold Ash, communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 for Theale. There is a mainline station, with train service from Thatcham, giving access to London Paddington. There are also 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. Being located on the edge of Cold Ash this property also benefits from access to attractive nearby countryside and lovely views from the back of the property, the best of both worlds.

DESCRIPTION

This well presented and attractive semi detached house is accessed via a covered porch into the hallway which leads to a spacious sitting room and beyond to a well equipped kitchen.

AN ATTRACTIVE AND VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH A MODERN KITCHEN, LOVELY CONSERVATORY, DOUBLE GLAZING AND A GARAGE AND DRIVEWAY. LOCATED ON A QUIET CUL DE SAC, THE PROPERTY ALSO BENEFITS FROM A DELIGHTFUL GARDEN WITH COUNTRYSIDE VIEWS.



From here there are sliding doors giving access to a good quality conservatory which has its own set of patio doors to a pretty rear garden with large patio. The property also benefits from a useful utility room and ground floor WC accessed of the conservatory. Upstairs, the feeling of light and space continues with 3 comfortable bedrooms and an impressive recently fitted shower room.

OUTSIDE

To the front of the property there is a generous driveway with access to the garage and smart shrubbed borders leading to the house. The property is particularly well located at the rear of Billington Way, giving additional privacy in an attractive setting. The rear garden benefits from a large patio leading from the house meaning a low maintenance set up, there are attractive, established planting areas and gravelled sections all to a westerly aspect and with lovely views over countryside beyond.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: XXXXX Band C

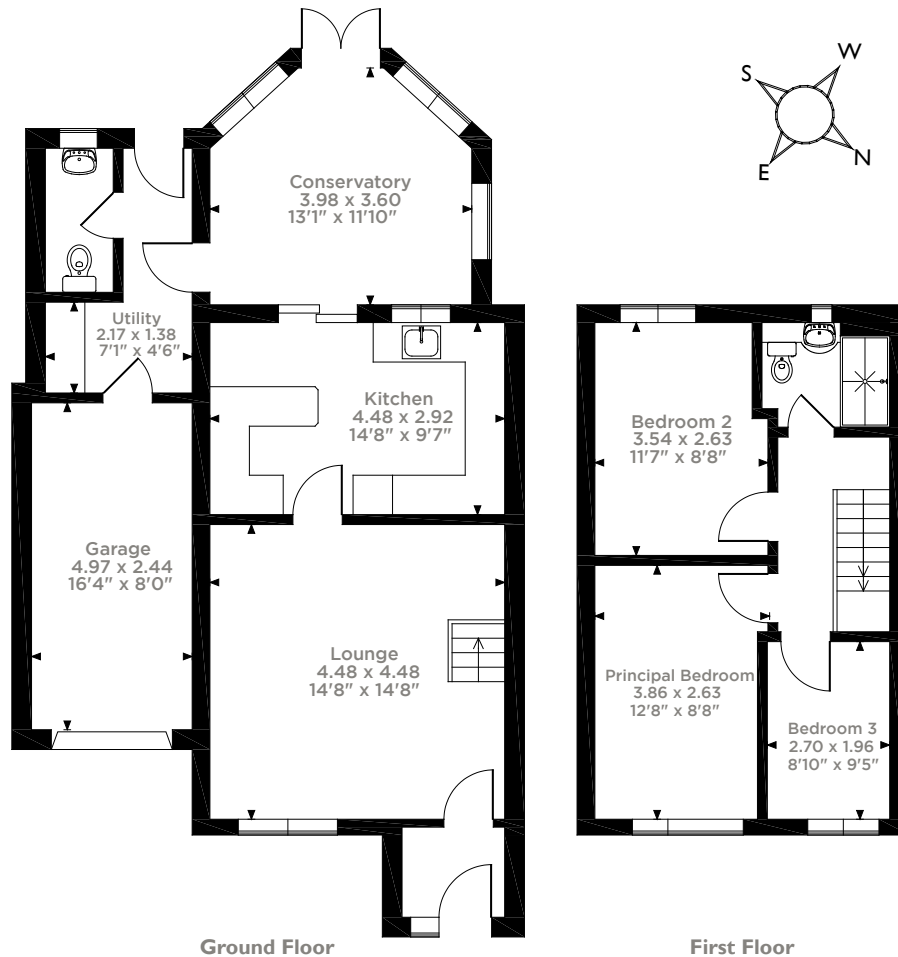
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG18 3HG



33, Billington Way, Thatcham

Approximate Gross Internal Area
107 Sq M/1152 Sq Ft



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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.