



41 BOWLING GREEN ROAD THATCHAM RG18 3BY

Winkworth



A superbly presented, detached family home.

The house is situated in a leafy and quiet residential road, on the north western edge of Thatcham. It has been a well-cared for family home and now offers all the accommodation that a growing family might need.

There is an entrance porch, which leads to a good sized reception hall, with woodblock flooring. At the front of the house is a sitting room and a generous study/ office, this could be used as playroom, or snug.

At the rear of the house, is the most amazing open plan kitchen, dining, family space extending to 30' x 21' with French doors to the garden and roof lanterns allowing light to pour in.

There is also a useful utility room and cloakroom completing the ground floor.

On the first floor there is a good sized main bedroom with a large ensuite bathroom, three further bedrooms and a family bathroom.

The house is set well back from the lane, in well-tended and private gardens. There is ample driveway parking and on the side of the house a large garage/ workshop with storage to the rear.

To the rear is a very mature and pretty garden.

There is Superfast Broadband available in the area. There are no known mobile coverage issues.

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AT A GLANCE

1997 Square feet/ 186 square metres

Four bedrooms

Two bathrooms

Sitting room

Study/ Office

Open plan kitchen/ dining/ family room

Utility room

Cloakroom

Large garage

Gardens

Off road parking

UTILITIES

Mains water, drainage, gas and electricity.

Gas fired central heating

West Berkshire Council Band F

EPC C

DIRECTIONS

For sat nav RG18 3BY

SITUATION

The property is situated in a leafy lane, on the north western edge of Thatcham.

DIRECTIONS

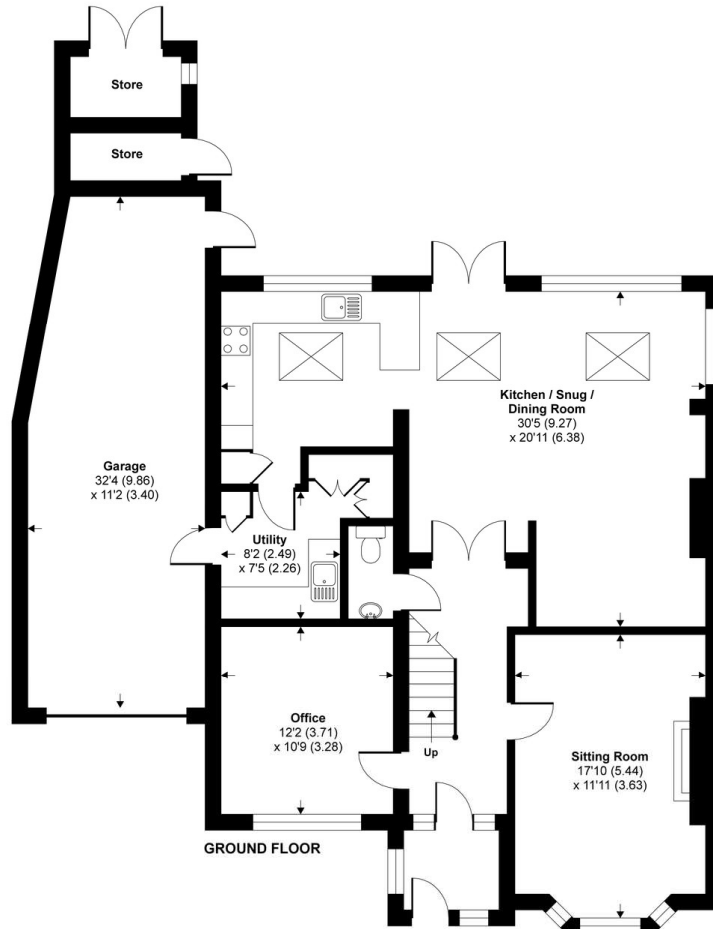
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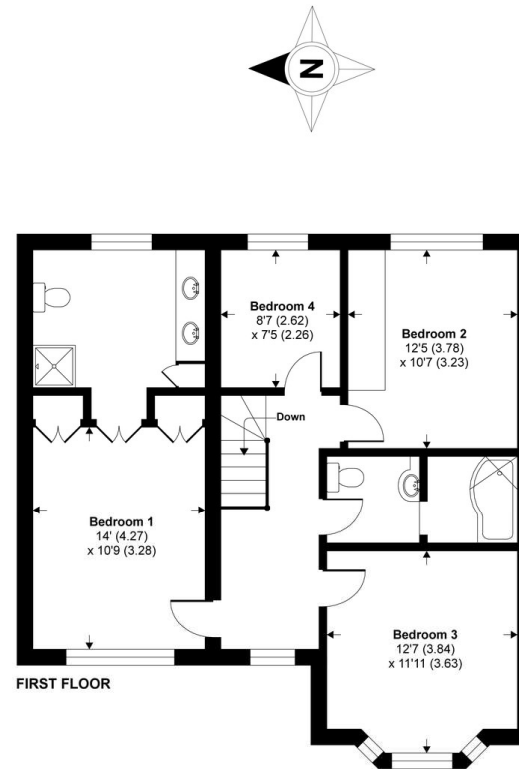
Bowling Green Road, Thatcham, RG18

Approximate Area = 2355 sq ft / 218.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Winkworth. REF: 767585

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