



**Brunsd**  
ASSOCIATES 

Walnut Tree House, 98 Northfield Road, Thatcham, Berkshire, RG18 3EN

**Guide Price: £549,950 – Freehold**

**A 1930's four bedroom home with a wonderful contemporary feel having been much improved by the current vendors to provide stunning accommodation throughout**

**Enclosed porch, entrance hall, reception room with bay window, wonderful kitchen/dining/living room, utility room, cloakroom, master bedroom with en suite shower, three further bedrooms, refitted family bathroom with separate shower, detached studio/garden room, driveway parking and attractive mature west facing rear garden**

#### **THE PROPERTY**

This well presented detached family home offers well planned accommodation with a spacious kitchen/dining/living room with refitted kitchen units, granite worktops and integrated appliances and patio doors to the rear garden, separate reception room with wood burner, useful utility room and cloakroom on the ground floor, complimented by four bedrooms with an en suite and fitted wardrobe to the master bedroom and family bathroom with freestanding bath and separate shower. The current vendors have carried out extensive work on the property to include replacement windows and front door, new fascias and soffits providing a well maintained family home. There is also the benefit of a detached studio/garden room providing additional accommodation ideal for those who work from home.

#### **OUTSIDE**

A gravelled driveway extends across the front of the property providing off road parking for several vehicles with side access. The attractive rear garden extends to c.120 ft and is well stocked with a variety of mature shrubs, plants and specimen trees with decking and a pergola from the house leading to a paved area and the lawn with a further area of garden. There is a Summerhouse at the end of the garden looking back towards the property and several sheds. The rear garden is very private and offers an oasis of peace and calm with outside surround lighting and a water system.

#### **LOCATION**

Set in one of North Thatcham's nicest roads and close to Thatcham town centre with its range of shops including a Waitrose supermarket, local health centre, dentists, Primary Schools and a very well considered Secondary School – Kennet. There are a variety of pubs and restaurants in the vicinity. Access to the M4 is available via the A4 at either junction 12 or 13.

#### **DIRECTIONS**

From Newbury head East on the A4, signposted Thatcham passing The West Berkshire Hospital at the next roundabout take the second exit onto Tull Way following the road into Bowling Green Road remain on this road until the mini-roundabout and turn right into Northfield Road where the property will be found on the right hand side.

#### **COUNCIL TAX**

We have been informed by West Berkshire District Council that the property is in **Band D** with tax payable of **£1,616.08** for the period 2016/2017.

#### **SERVICES**

Electricity, mains water and drainage. Gas central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com) **IMPORTANT INFORMATION**  
THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.





# Energy Performance Certificate



98, Northfield Road, THATCHAM, RG18 3EN

Dwelling type: Detached house  
 Date of assessment: 30 August 2016  
 Date of certificate: 30 August 2016

Reference number: 8636-7928-4510-7630-2972  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 136 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 3,135**  
**Over 3 years you could save** **£ 405**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 2,415 over 3 years	£ 2,217 over 3 years	
Hot Water	£ 474 over 3 years	£ 267 over 3 years	
<b>Totals</b>	<b>£ 3,135</b>	<b>£ 2,730</b>	<b>You could save £ 405 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 117	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 111	✓
3 Solar water heating	£4,000 - £6,000	£ 180	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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APPROX. GROSS INTERNAL FLOOR AREA 1456 SQ FT 135.3 SQ METRES (EXCLUDES OFFICE & SUMMER HOUSE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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