



DOWNER & CO

TRUSTED SINCE 1988

1 Kendal Close, Thatcham RG18 3FT
Price: £375,000

Features.

-  1
-  3
-  1

Description.

Absolutely stunning three bedroom family home, situated at the end of a quiet close, within walking distance of the town centre and rail station. This property has been carefully and immaculately updated by the current owners and needs to be seen to be appreciated.

The accommodation comprises entrance hall with two storage cupboards, cloakroom, open plan kitchen/dining/living room with french doors opening to the rear garden, master bedroom with built-in fitted wardrobes, further double bedroom, single bedroom and smartly presented family shower room. Benefits also include a west facing private rap-around rear garden with a large patio area for entertaining, garage, allocated off road parking, further un-allocated parking opposite, gas central heating and double glazing throughout. Viewings highly recommended.



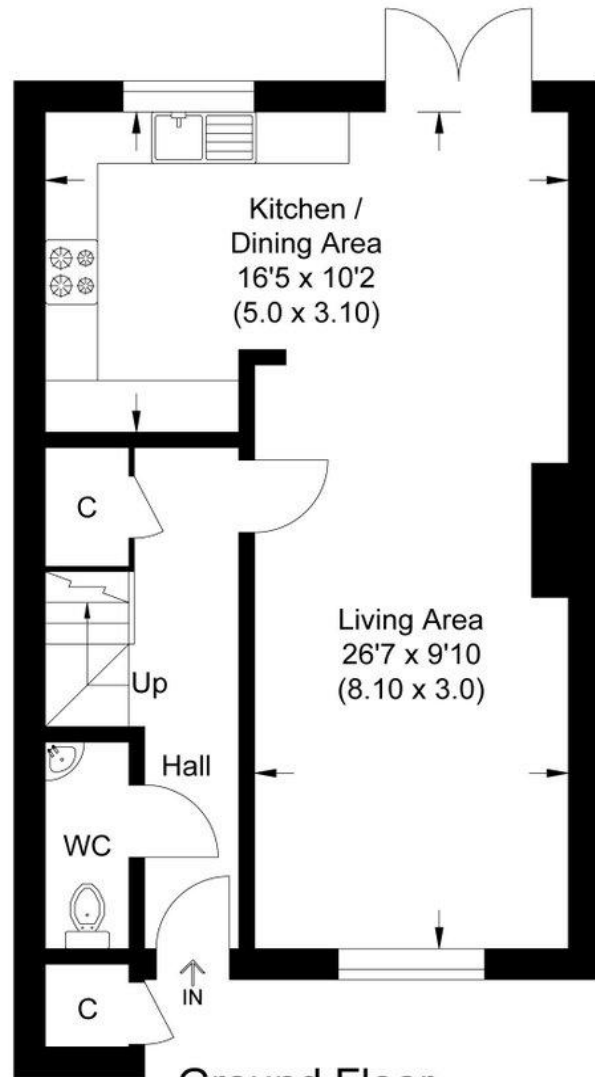
Location.

Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the west country and excellent road links via the A4, A34 and Junction 12 of the M4.

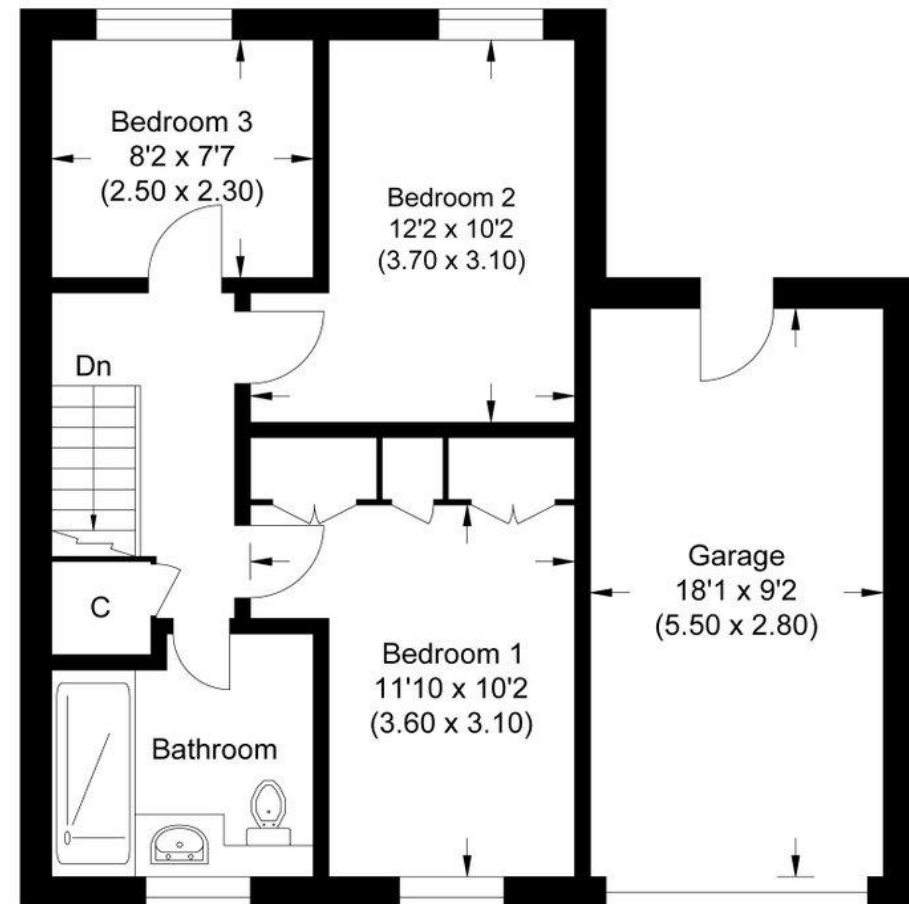




Approximate Gross Internal Area
81.76 sq m / 880.05 sq ft
(Excludes Garage)
Garage Area 15.40 sq m / 165.76 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBC

COUNCIL TAX BAND: D
2026/2027: £2,542.79.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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