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DOWNER & CO

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16 Westerdale  
Thatcham RG19 3XA

£469,950





# Substantial Four Bedroom Detached Family House

- Features.**
- Quiet cul-de-sac location
  - Set back from the road
  - Detached house
  - Four bedrooms
  - Master en-suite
  - Spacious living/dining room
  - Kitchen/breakfast room
  - Private and good sized rear garden
  - Extended and part converted garage
  - Driveway parking for several vehicles





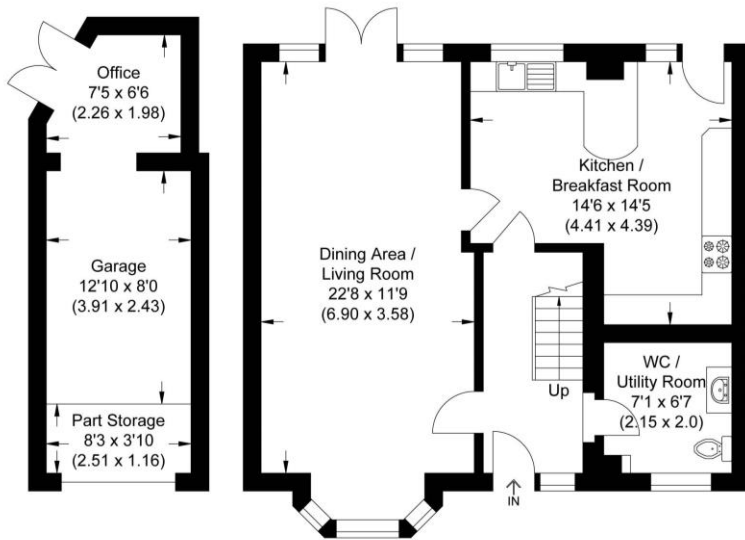


**Description.**

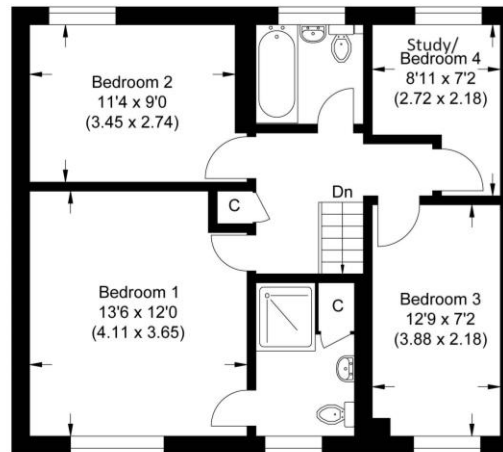
Set back from the road in a quiet cul-de-sac, a detached family home with a good sized and very secluded rear garden, an extended garage and driveway parking for several vehicles. Conveniently located within a short walk of the town centre shops, local schools and train station.

The accommodation includes entrance hall, large living/dining room, kitchen/breakfast room, cloakroom/utility room, master bedroom with en-suite shower room, two further bedrooms, a study/ bedroom and family bathroom. Outside the garage has been part converted for storage and extended to provide an office/ workshop area to the rear and driveway parking to the front of the property as well as the garage ideal for a caravan or boat . The pretty and private rear garden is a decent size with attractive seating areas and mature hedges, shrubs and borders.

Approximate Gross Internal Area  
 110.43 sq m / 1188.65 sq ft  
 (Excludes Outbuilding)  
 Outbuilding Area 17.22 sq m / 185.35 sq ft



Ground Floor



First Floor

**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.

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: D**

**COUNCIL TAX BAND: D**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

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

**[www.downer.co.uk](http://www.downer.co.uk)**

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