



DOWNER & CO

TRUSTED SINCE 1988

25 Grindle Close  
Thatcham RG18 3PD

£350,000





## Three Bedroom Semi-Detached Home

### Features.

- Semi-detached
- Three bedrooms
- Smart kitchen/dining room
- Large living room
- Quiet cul-de-sac
- Good size rear garden
- Garage/driveway parking
- Walk to town
- Surrounded by open countryside
- NO ONWARD CHAIN





**Description.**

Three bedroom semi-detached home situated in a quiet cul-de-sac, located near to open countryside and within walking distance of Thatcham town centre and Tesco's metro.

The accommodation comprises entrance porch, large living room, smart kitchen/dining room with fitted appliances and patio doors opening to the rear garden, two double bedrooms, further bedroom and shower room. Benefits include recent re-decoration, good size rear garden, garage/driveway parking, gas central heating and NO ONWARD CHAIN.

Approximate Gross Internal Area  
 71.22 sq m / 766.60 sq ft  
 (Excluding Garage)  
 Garage Area 12.50 sq m / 134.54 sq ft

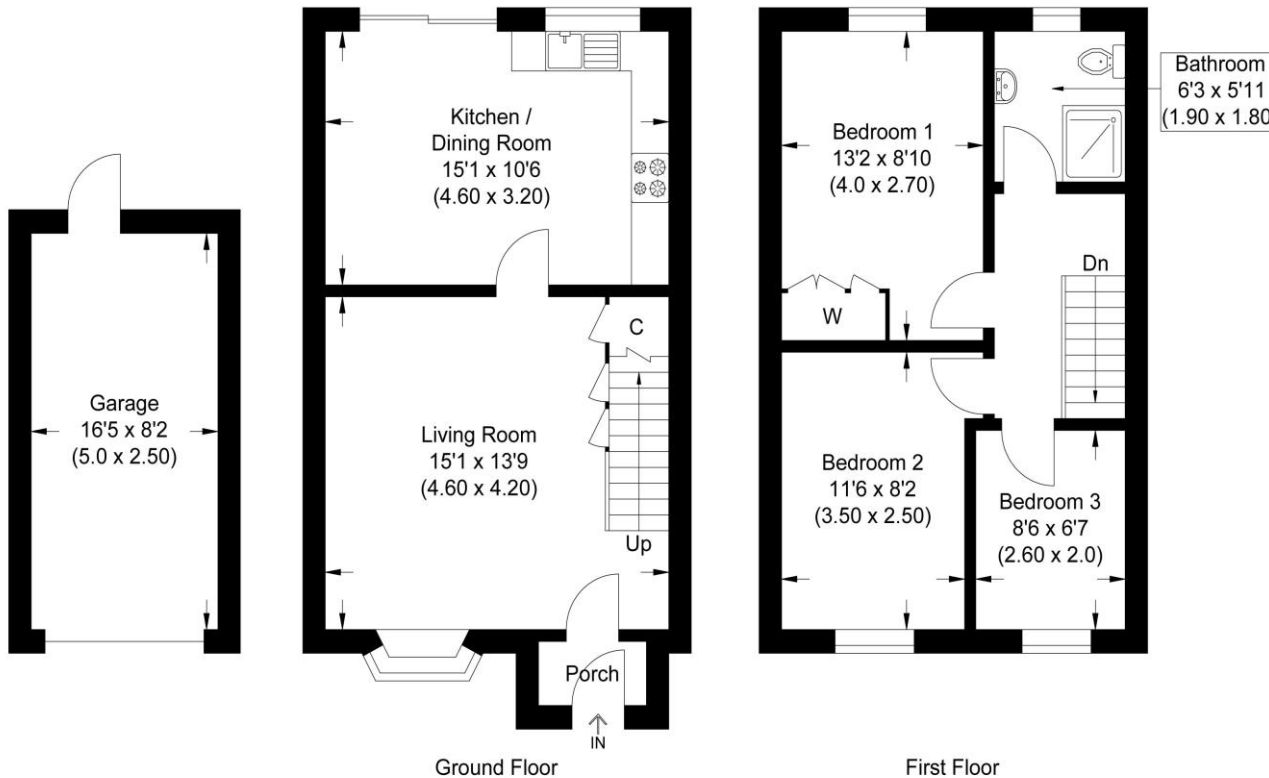


Illustration for identification purposes only, measurements are approximate, not to scale.





### 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: C**

**COUNCIL TAX BAND: C**

**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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