



## 23 Elmhurst Road, Thatcham, RG18 3DQ

Guide Price £410,000

 2  1  1

- Detached bungalow
- In need of updating
- Parking for several cars
- No through road
- Gas central heating
- Two double bedrooms
- Large west facing rear garden
- Close to Henwick playing fields
- Potential to extended (STPP)



Two double bedroom detached bungalow positioned on a good size plot, on this popular no through road, close to the Henwick playing fields.

The accommodation would benefit from updating with the potential to extend (STPP) and comprises entrance hall, kitchen, dining room, living room with patio doors opening to the rear garden, two double bedrooms and shower room. Benefits also include a 100 ft west facing rear garden, large detached garage with power and lighting, driveway parking for several cars and gas central heating.

EPC Rating to follow.





Approximate Gross Internal Area  
 67.67 sq m / 728.39 sq ft  
 (Excludes Garage)  
 Garage Area : 17.98 sq m / 193.53 sq ft

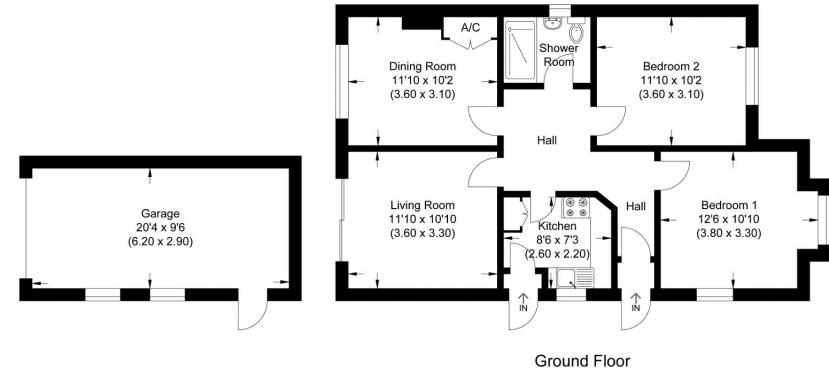


Illustration for identification purposes only, measurements are approximate, not to scale.



☎ 01635 523777 (Sales)

☎ 01635 523880 (Lettings)

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

DOWNER & CO Estate Agents, 44 Cheap Street Newbury, Berkshire RG14 5BX