



DOWNER & CO

TRUSTED SINCE 1988

7 Fuller Close  
Thatcham RG19 4GS

£400,000



# Extended Four Bedroom Home

## Features.

NO ONWARD CHAIN

Cul-de-sac location

Extended four bedroom home

Open plan kitchen/diner

Three double bedrooms

Downstairs cloakroom and utility room

Lovely garden

Garage and driveway

Kennet Secondary School and Francis

Bailey Primary School catchment

Walk to town centre and train station



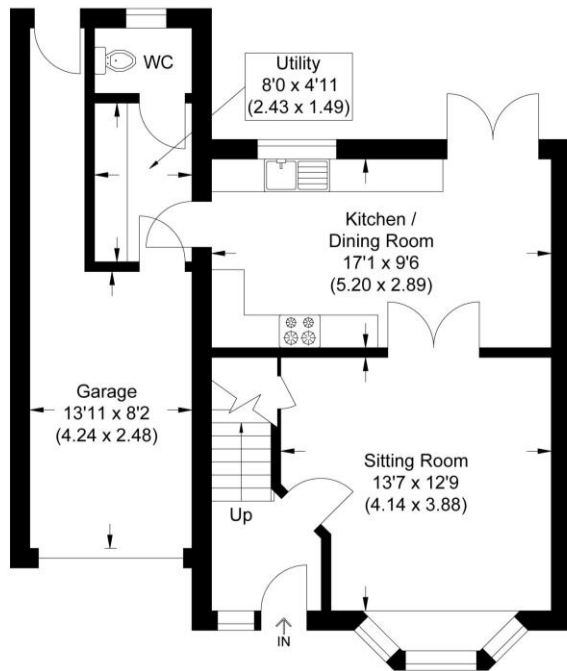


## Description.

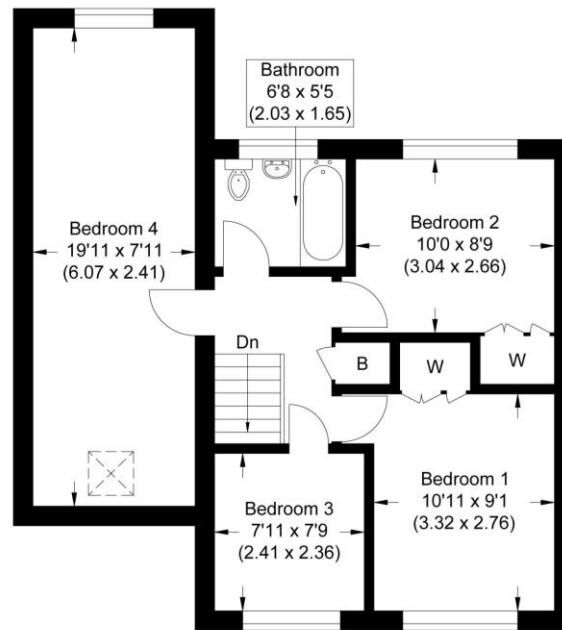
NO ONWARD CHAIN. Located in a small cul-de-sac on the eastern fringes of Thatcham, an extended four bedroom home. It is within the catchment and walking distance to both Francis Baily Primary School and Kennet Secondary School while also being within walking distance of the train station and local parade of shops and doctors surgery.

The accommodation includes entrance hall, living room, open plan kitchen/dining room, utility room, cloakroom, three double bedrooms, further single bedroom, family bathroom, lovely garden and garage with driveway parking.

Approximate Gross Internal Area  
114.49 sq m / 1232.36 sq ft  
(Includes Garage)  
Garage Area : 13.65 sq m / 146.92 sq ft



Ground Floor



First Floor

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

## 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.



#### **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: 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)**

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX