



**DOWNER & CO**

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**67 Mersey Way, Thatcham RG18 3DL**  
**Price: £450,000**



Features.

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NO ONWARD CHAIN

Description.

A fantastic opportunity to update and improve this already extended four bedroom detached home at the end of a quiet cul-de-sac overlooking a small green. The property sits in a good sized plot with a west-facing garden just to the north of Thatcham town centre.

The spacious accommodation consists of entrance lobby, hall, cloakroom, kitchen, large living/dining area, family room, large master bedroom, two further double bedrooms, fourth bedroom and family bathroom. Outside, the rear garden is a good size and is laid mainly to lawn. There is a driveway to the front and side, detached garage, and front garden. Benefits include upvc double glazing, and gas-fired central heating.





## 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

123.99 sq m / 1334.61 sq ft

(Excludes Garage)

Garage Area : 16.07 sq m / 172.97 sq ft

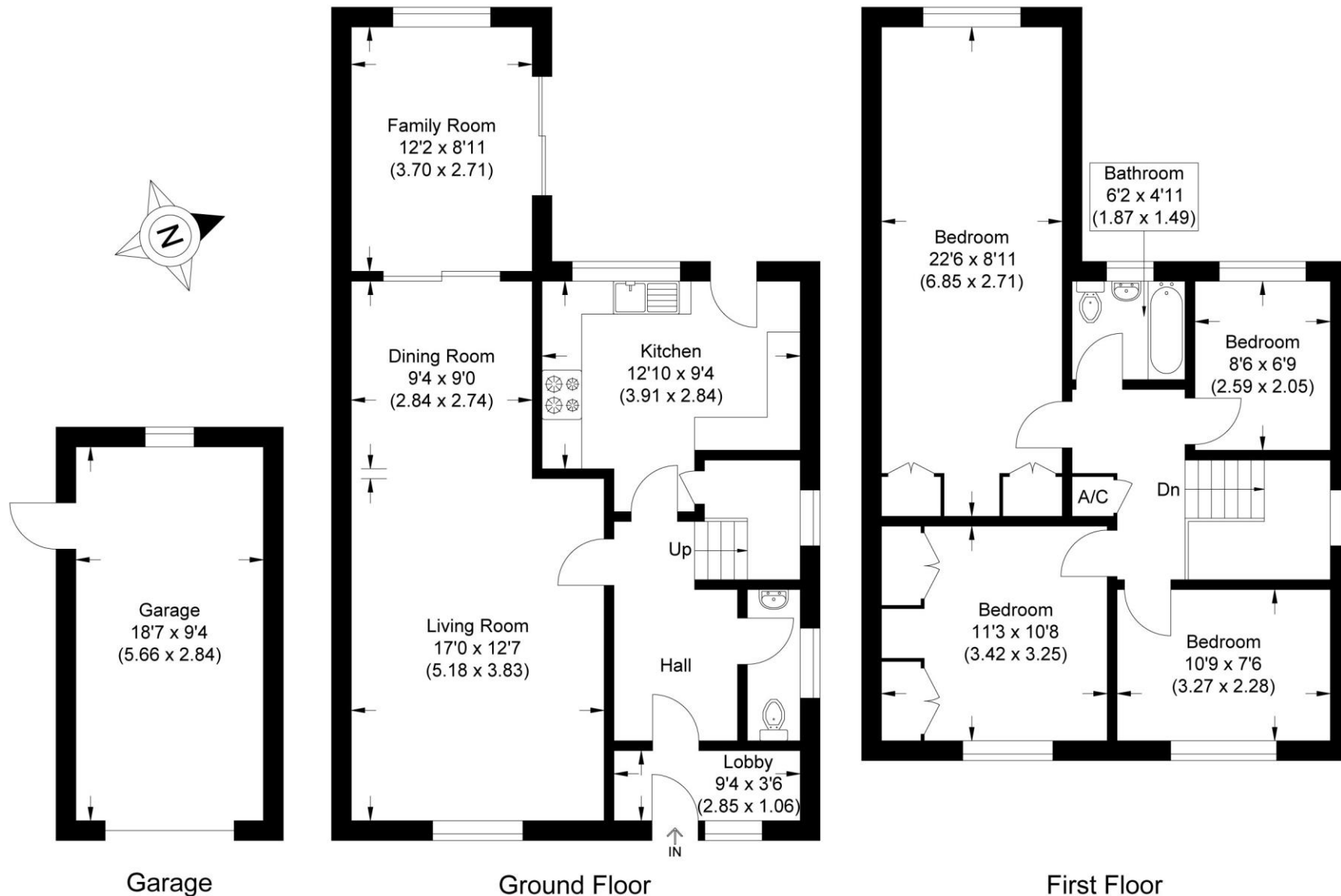


Illustration for identification purposes only, measurements are approximate, not to scale.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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: E**  
**2025/2026: £2,954.09.**

**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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