

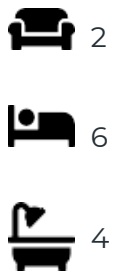


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3 Hook Close, Greenham, Thatcham RG19 8EZ
Price: £765,000

Features.



NO ONWARD CHAIN

Description.

A super sized six double bedroom detached family home in a small cul-de-sac of similar sized properties, offering superb space for a growing family. The accommodation arranged over three floors has been recently updated by the current owners with a stunning new kitchen and bathrooms, together with some new flooring.

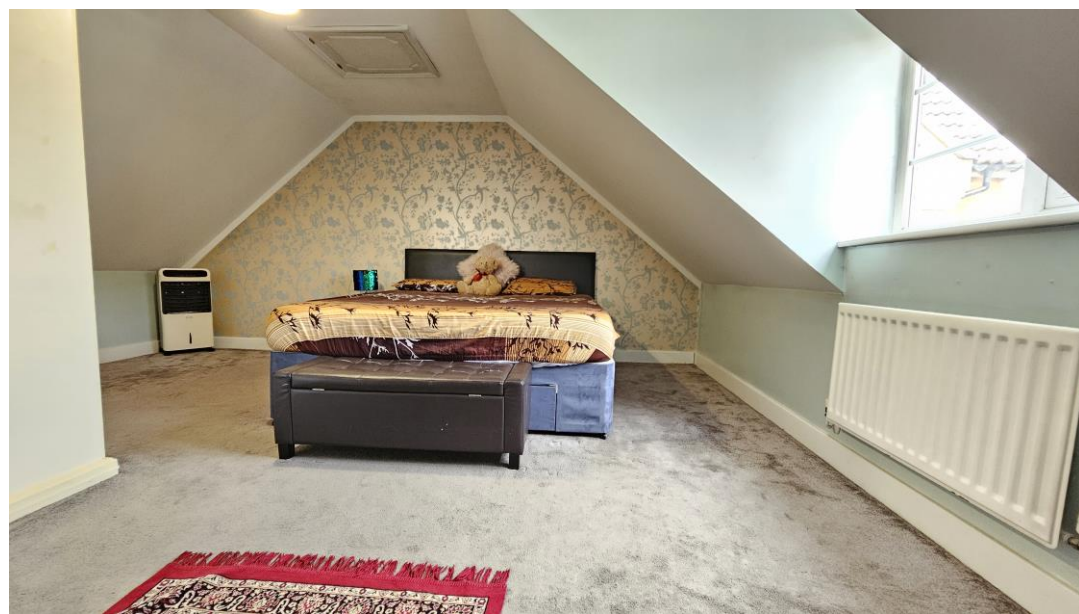
The accommodation includes entrance hall, large dual aspect living/family room, study with built in furniture, smart kitchen/breakfast room, utility room, cloakroom, master bedroom with en-suite, further guest bedroom with en-suite, two further double bedrooms and family bathroom to the first floor and two huge double bedrooms with shower room on the 2nd floor. Outside offers a private and leafy rear garden, double integral garage with electric door and double width driveway to front.

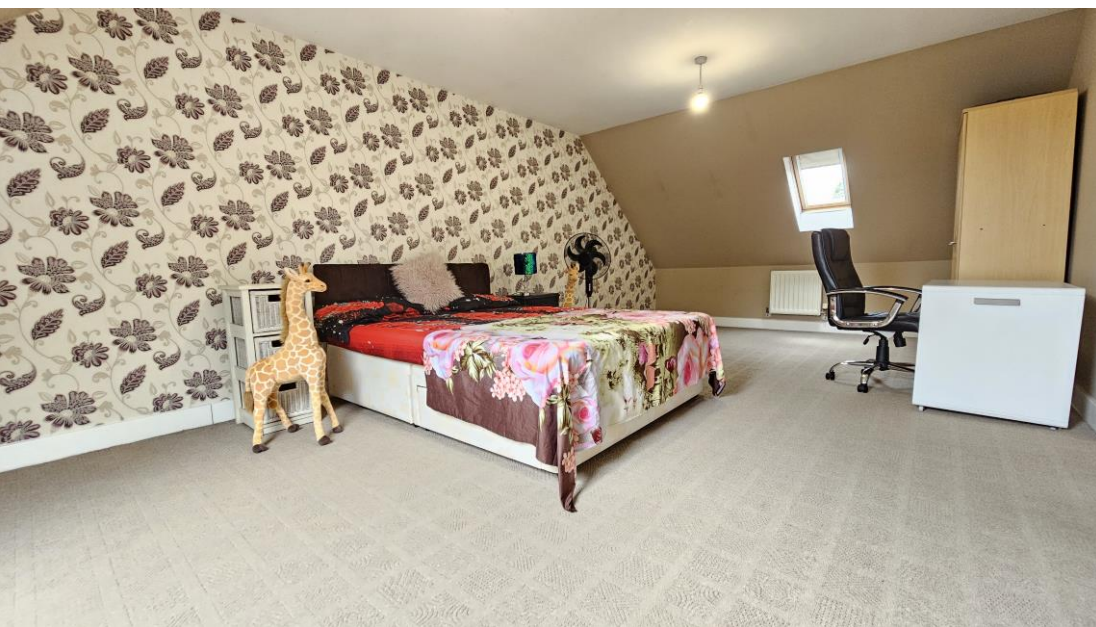


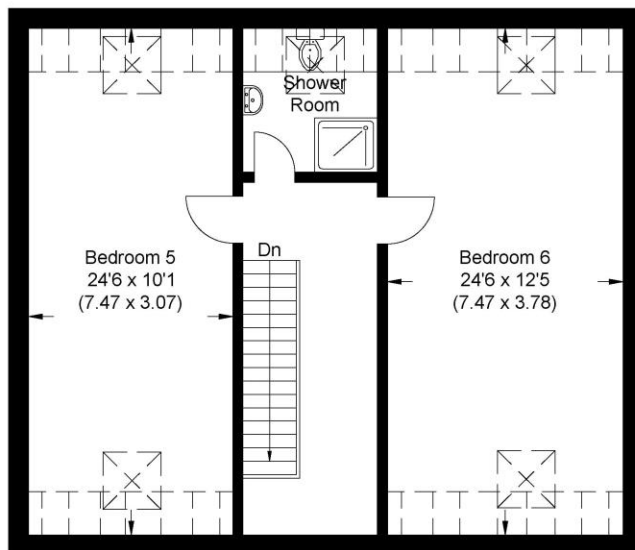
Location.

Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The retail park and Tesco is within walking distance and falls within the Park House secondary school catchment. The town and train station serving Reading, London Paddington and the west country are only a short drive away and close to the major road links of the A339 and A34.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.





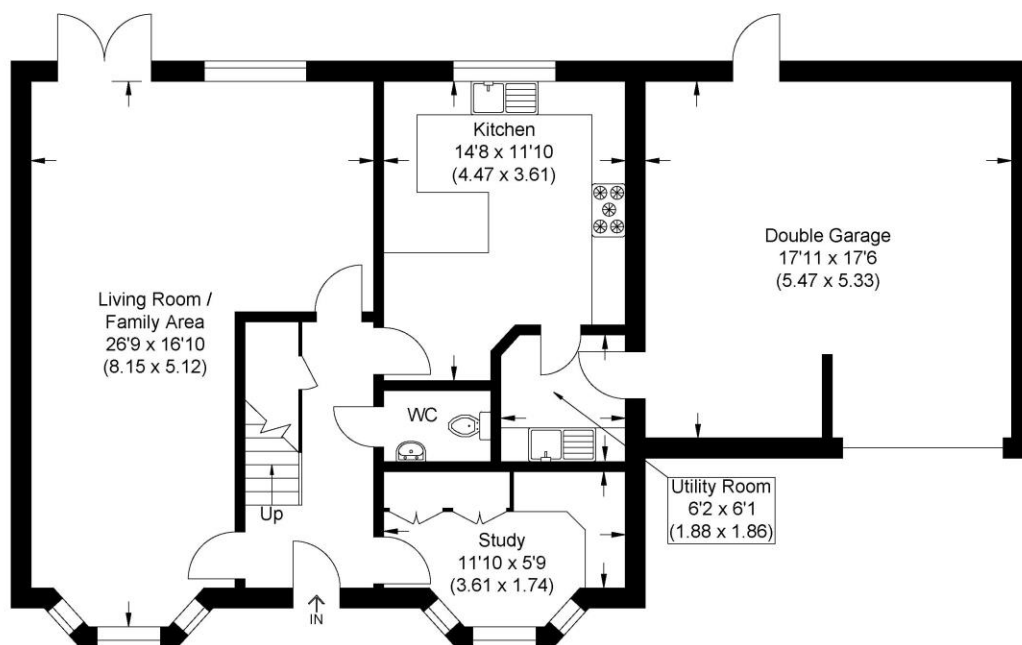


Second Floor

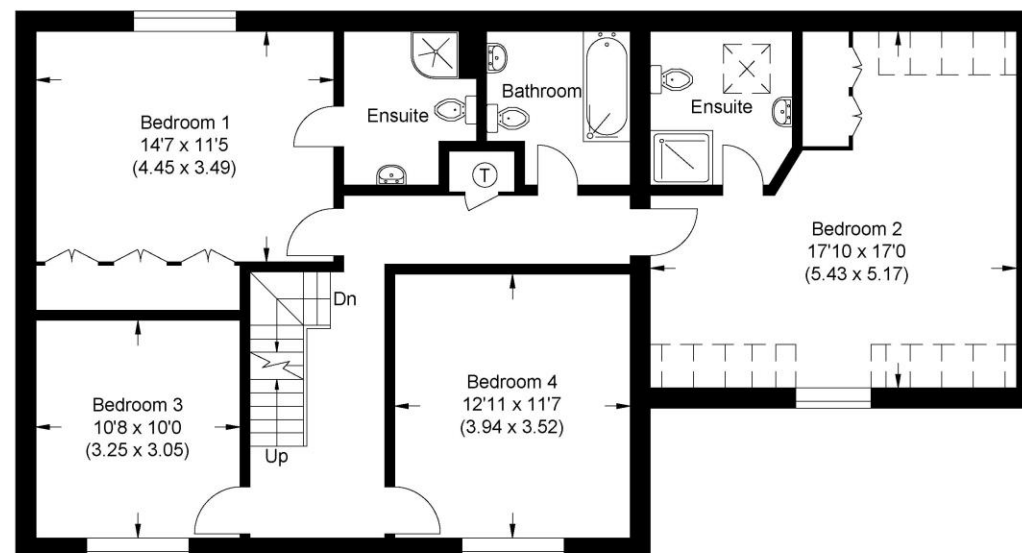


Approximate Gross Internal Area
265.18 sq m / 2854.37 sq ft
(Including Garage)
Garage Area 29.16 sq m / 313.87 sq ft

[Symbol] = Denotes Restricted Head Height



Ground Floor




First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		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: G
2025/2026: £3,876.30.

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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