




**DOWNER & CO**

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**60 Elmhurst Road, Thatcham RG18 3DH**  
**Price: £375,000**



Features.

-  2
-  3
-  2

NO ONWARD CHAIN

Description.

Located at the end of a quiet cul-de-sac, this three bedroom home with lots of potential letting the new owners put their own mark on it. The flexible accommodation allows the dining room to be used as a fourth bedroom as there is a bathroom downstairs. Locally, there is a playing field, footpaths, shop, and Thatcham town centre is not far away.

The accommodation consists of entrance hall, kitchen, living room, dining room, sunroom, bathroom with separate WC, master bedroom, further double bedroom, third bedroom and family bathroom. Outside the rear garden is enclosed, laid mainly to lawn, and there is a patio. Benefits include upvc double glazing, garage, gas-fired central heating and driveway parking.

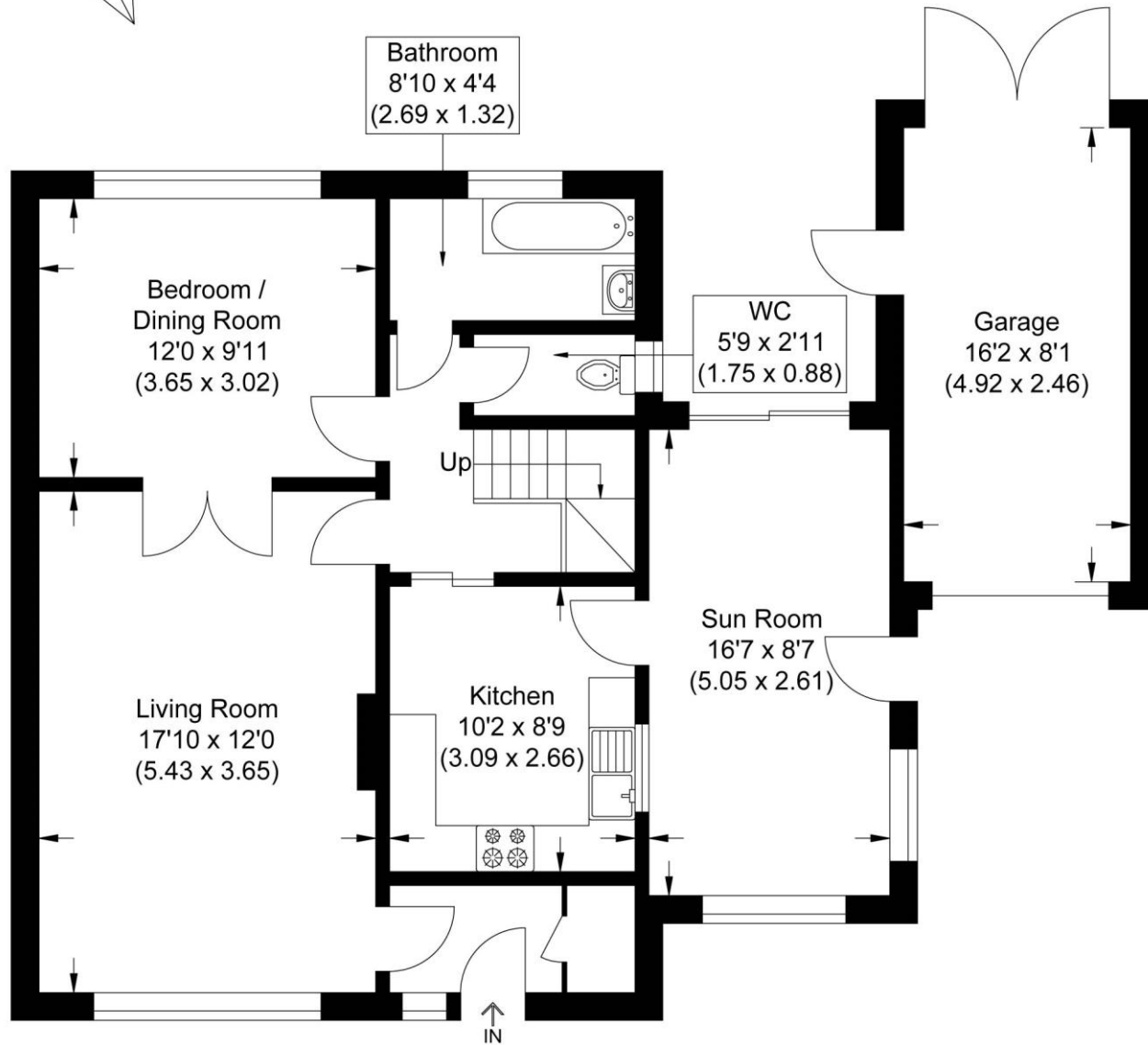




## Location.

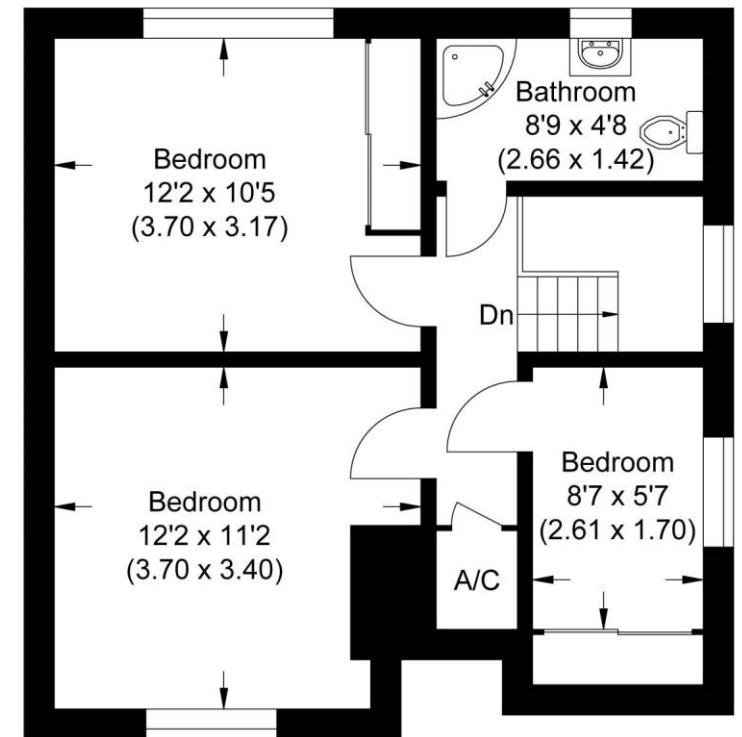
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary and secondary schooling. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football 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.





Ground Floor

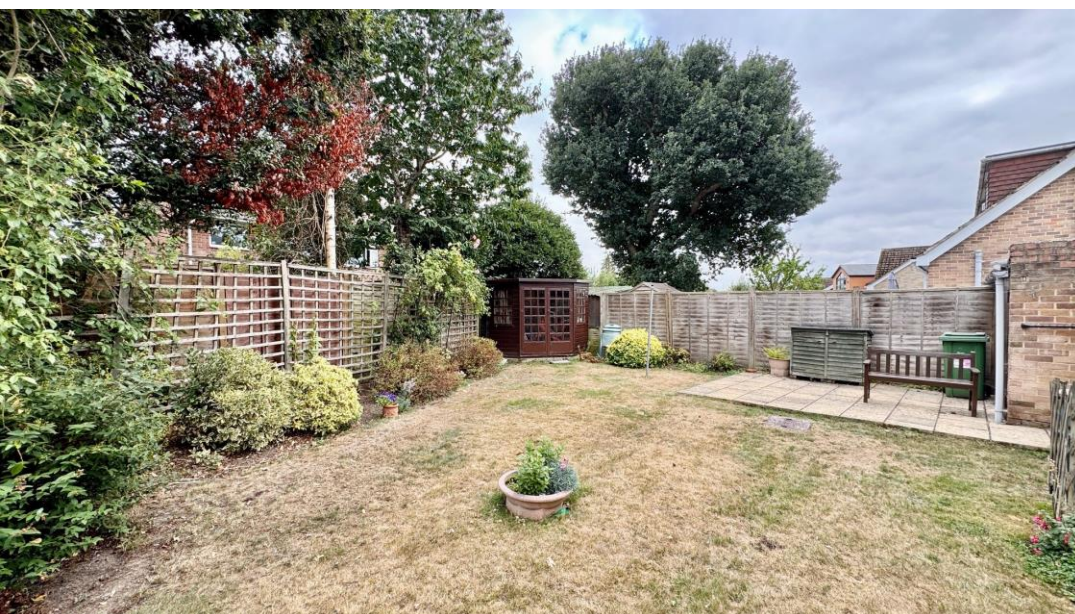
Approximate Gross Internal Area  
123.0 sq m / 1323.96 sq ft  
(Includes Garage)  
Garage Area 12.10 sq m / 130.24 sq ft




First Floor

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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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: D**

**COUNCIL TAX BAND: D**  
**2025/2026: £2,416.98.**

**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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