



DOWNER & CO

TRUSTED SINCE 1988

**22 Victor Road, Thatcham RG19 4LX**  
**Price: £350,000**

## Features.

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### NO ONWARD CHAIN

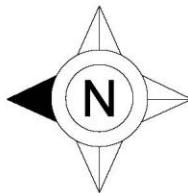
Located within a short walk of the town centre and mainline rail station to London Paddington is a three bedroom home with large garage and good sized garden. The property would benefit from some general updating allowing the new owner to put their own mark on it, but it has been well maintained over the years so is ready to move into. Locally there are shops nearby and Kennet School is just a couple of minutes walk.

The accommodation consists of entrance hall, kitchen, open plan living/dining room, conservatory, wet room, master bedroom with dual aspect windows and built-in wardrobes, second double bedroom, third bedroom and WC. Outside the large rear garden is fully enclosed and consists of patio, lawn and beds. The garage is particularly large and features up and over doors on the front and rear allowing vehicular access to the garden if required. Benefits include upvc double glazing, gas-fired central heating and driveway parking.



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 and catchment for Trinity Secondary School in Newbury. 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.



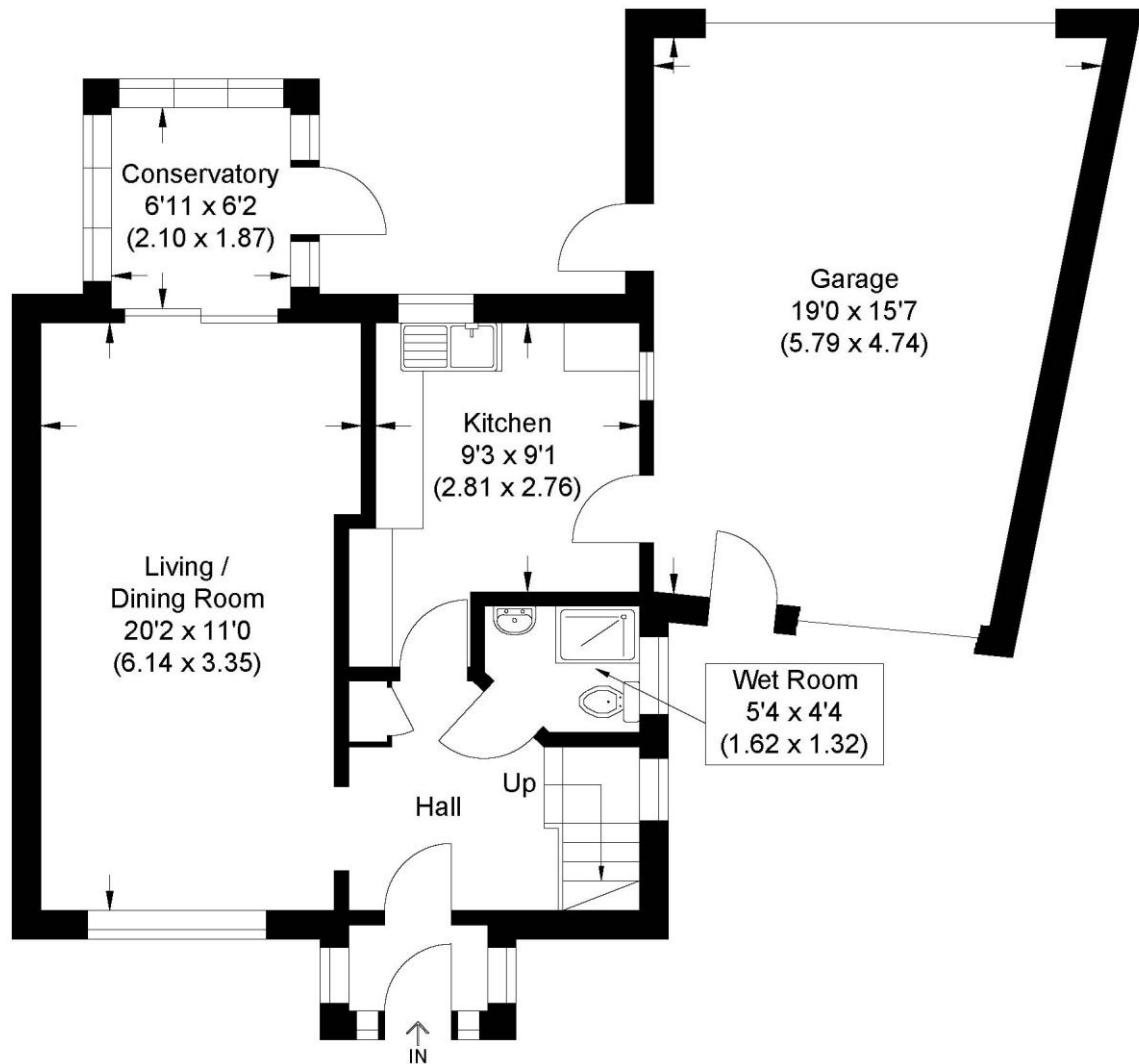


Approximate Gross Internal Area

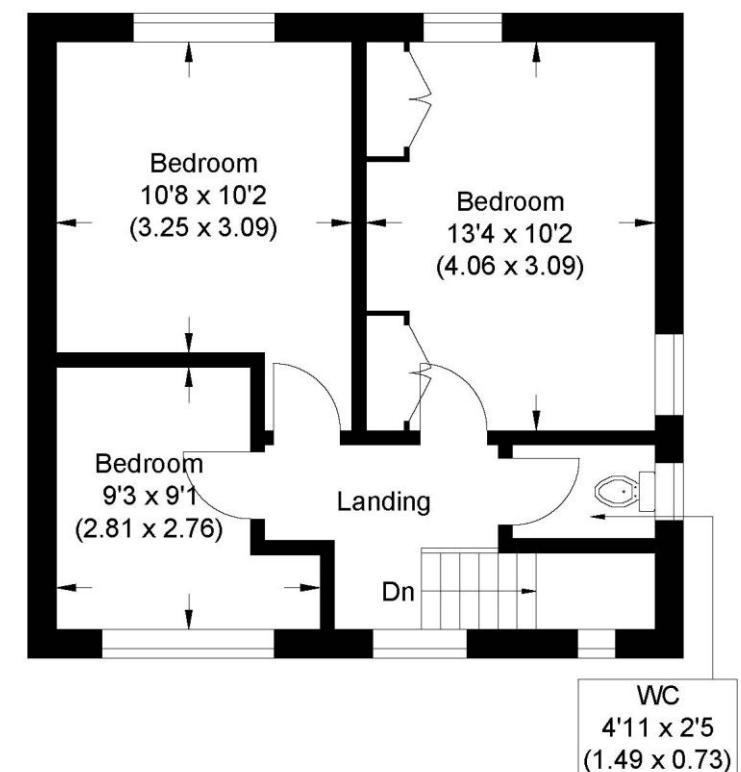
107.77 sq m / 1160.02 sq ft

(Includes Garage)

Garage Area 24.74 sq m / 266.29 sq ft



Ground Floor



First Floor

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

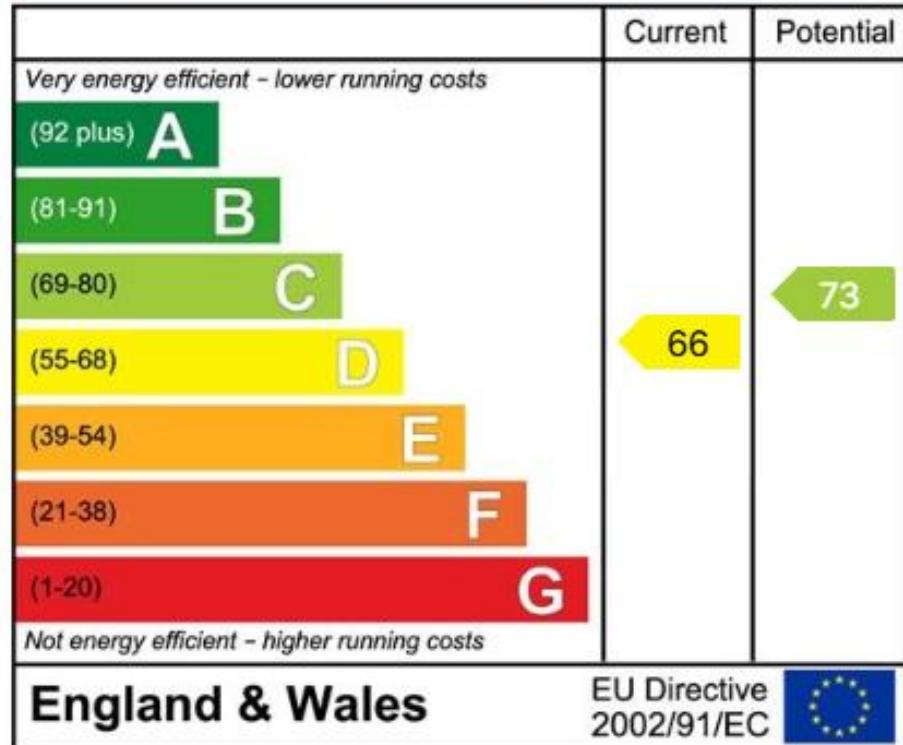


**EPC: D**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,148.42.**

**TENURE: FREEHOLD**

## Energy Efficiency Rating



### 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.

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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