



14 The Waverleys, Thatcham RG18 3EZ
Price: £530,000

Features.

-  2
-  4
-  2

Description.

A greatly extended four bedroom detached family home, located in this quiet cul-de-sac within walking distance of town. With views to the front towards Thatcham Cricket Ground the house has been recently modernised with a smart kitchen, water softener and had solar panells installed. It has been extended to create a large living room with feature wood burner, dining room and a double bedroom with french doors to a Juliet balcony.

The accommodation includes entrance hall, cloak/utility room, huge living/dining room, spacious kitchen/breakfast room with built-in appliances including wine fridge, three double bedrooms one with en-suite, further single bedroom and family bathroom. Outside there is a lovely private rear garden with access to the garage and driveway parking to front.



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.



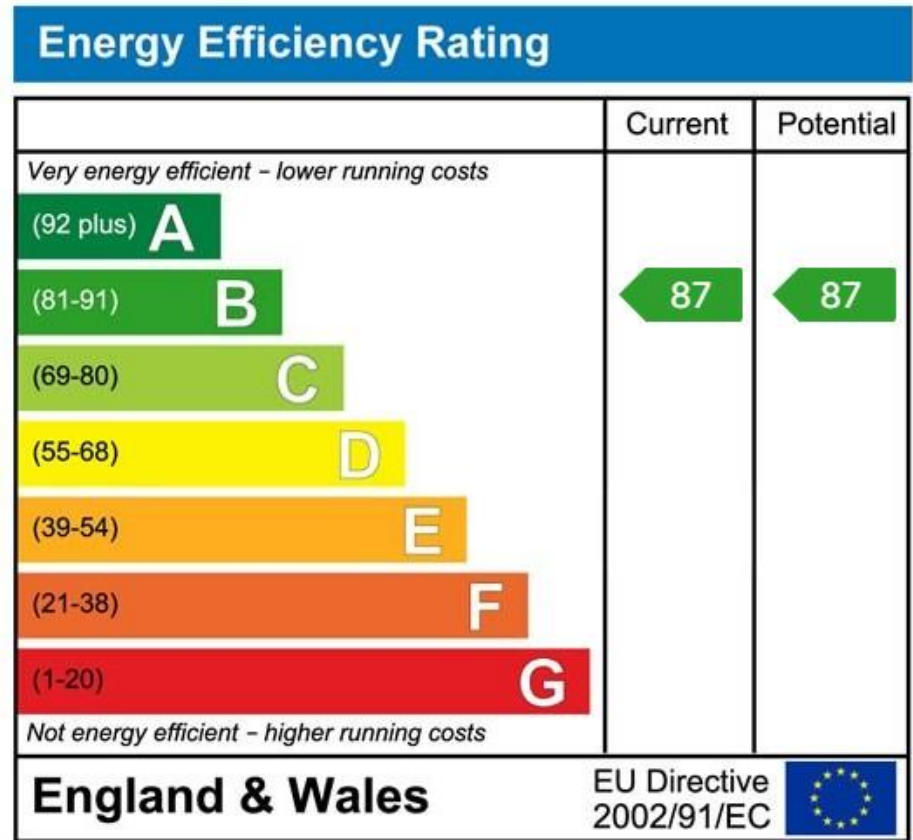
Approximate Gross Internal Area
124.96 sq m / 1345.05 sq ft
(Excludes Garage)
Garage Area 12.15 sq m / 130.78 sq ft



Ground Floor

First Floor

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



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: B

COUNCIL TAX BAND: E
2026/2027: £3,107.85.

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.

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

01635 523777

www.downer.co.uk