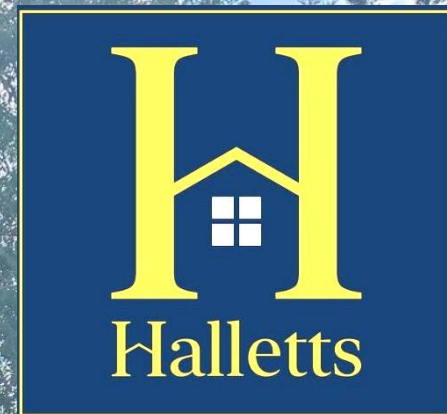




9 Mallards Reach Thatcham Berkshire RG19 4AR

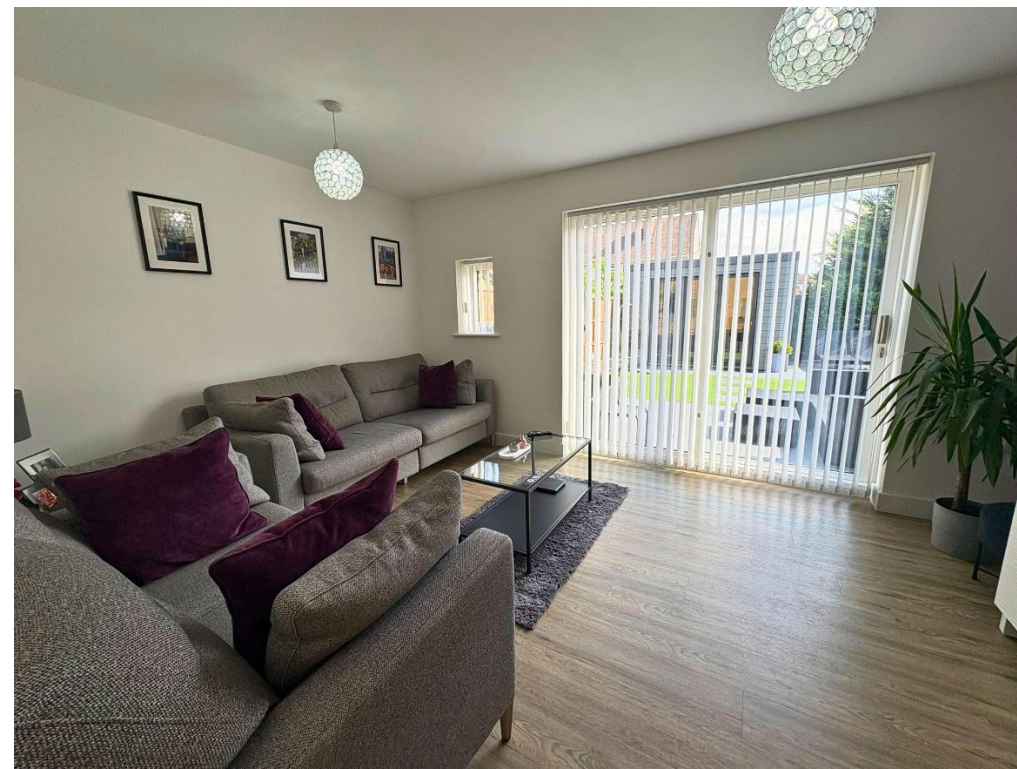
9 Mallards Reach Thatcham Berkshire RG19 4AR

Price Guide £465,000 Freehold

An immaculately presented and extended four-bedroom semi-detached home a stone's throw away from Thatcham main line railway station. The present owners have tastefully modernised and greatly enlarged the property, including a fabulous 16' Kitchen/ Breakfast Room, Sitting Room overlooking the rear Garden, Utility Room and Cloakroom. Four Generous Bedrooms, a family bathroom and an En Suite Shower Room. A detached outbuilding sits at the bottom of the garden and can be used for various purposes, including a Studio, Gym, or Home Office. To the front of the property is a Single Garage with Ample Parking in front. The rear Garden has been meticulously landscaped and is private and not overlooked. UPVC Double Glazing and Gas Radiator Central Heating.

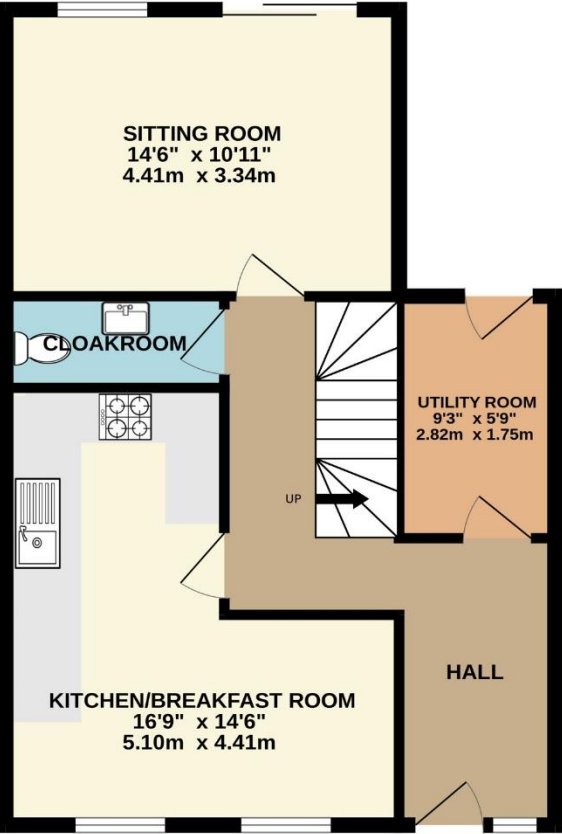
Viewing is highly recommended. No ongoing chain

Directions: Leave Thatcham Broadway in a southerly direction onto Station Road. Proceed over the mini roundabouts, continuing into Station Road. Take the third turning on the right into Oak Tree Road. Take the first turning on the left into Blyth Avenue and Mallards Reach will be found on the left. The property will be found on the right in the corner of the cu de sac.

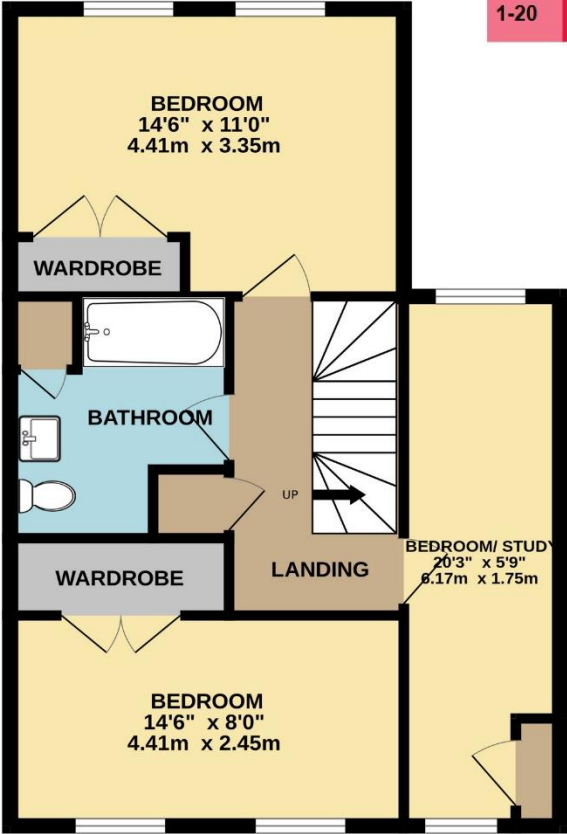


Council Tax Band: E £3107.95 pa
Nearest Bus stop: Station Road 0.25 mile
Nearest Train station Thatcham 0.5 mile

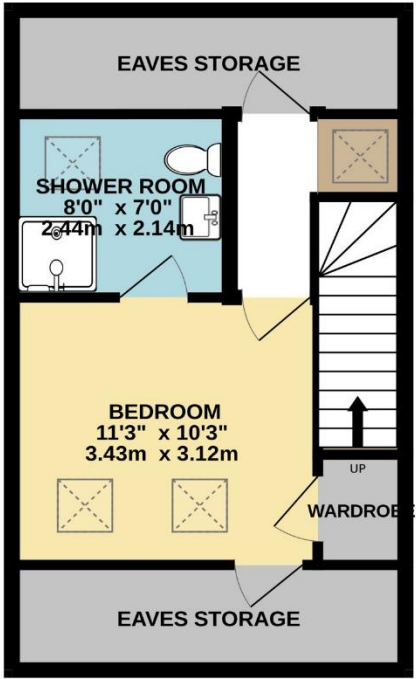
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



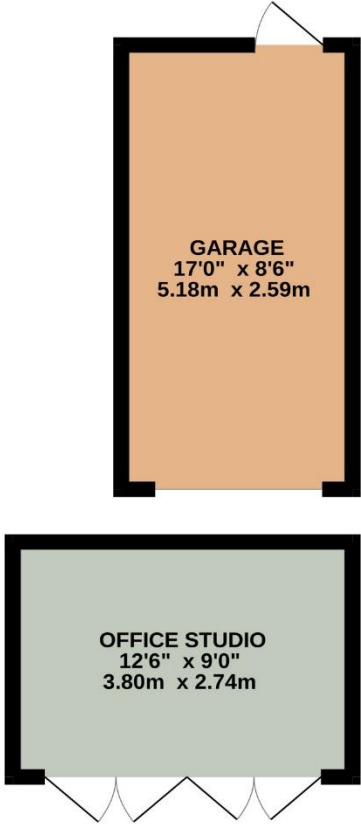
1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



OFFICE STUDIO & GARAGE
256 sq.ft. (23.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract.

