



Derwent Road, Thatcham, Berkshire, RG19

£400,000 *Freehold*



****CLOSED CHAIN**** A spacious 4-5 bedroom family home, with a private, SOUTH-FACING rear garden, off street parking and converted garage!

To the ground floor is a great sized kitchen, featuring neutral cabinets and tiled flooring. The garage has been converted to offer a large fifth bedroom with a large window, flooding the room with light. The open plan living dining room is generous in size with a feature fireplace, large window and french doors leading onto the rear garden.

To the first floor there are four further bedrooms. All rooms are a double, apart from bedroom four. The family bathroom consists of white tiling with a shower over the bath.

To the front is a concrete driveway with space for several vehicles. There is side access to the rear garden. The south facing garden offers a sheltered area, providing shade from sunshine. The rest of the garden is mainly patioed and backs onto a small grassed area, with views over woodland next to the Discovery Centre. The property is also located within walking distance to Parsons Down Primary School.

KEY FEATURES

- 92m² / 990ft²
- South Facing Rear Garden
- Five Bedrooms
- Kitchen
- Living Diner
- Family Bathroom

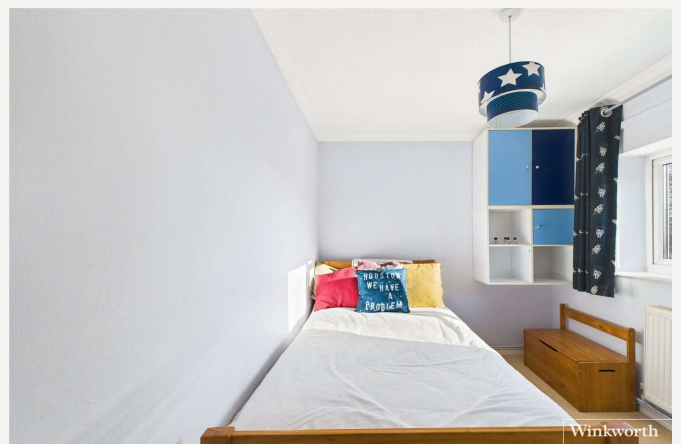
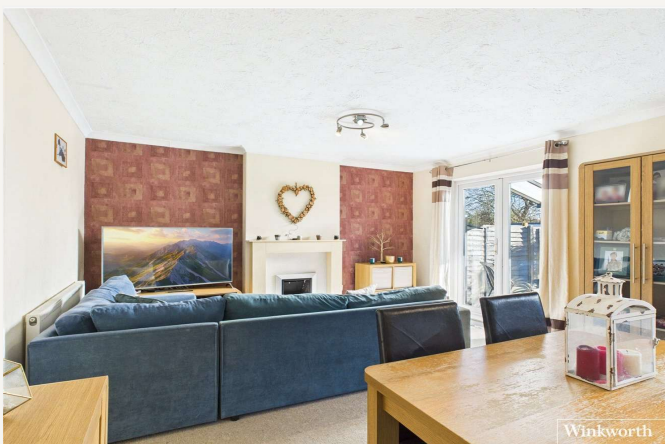


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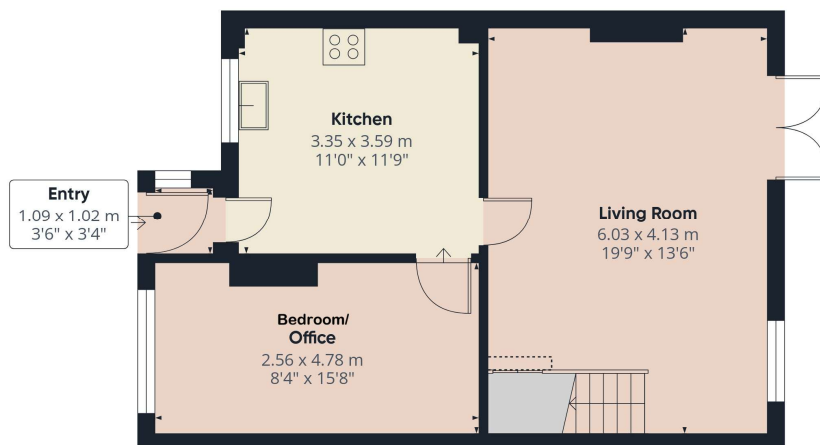
MATERIAL INFO

Tenure: Freehold

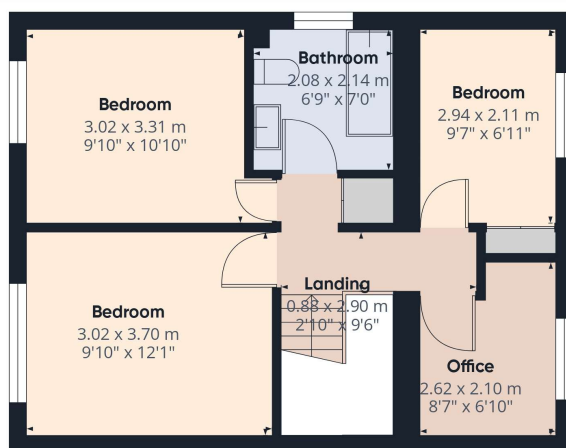
Council Tax Band: C

EPC rating: To be confirmed

The property is connected to all mains and operates on gas central heating. The property also benefits from solar panels. There is Ultrafast broadband available in the area and there are no known mobile coverage issues.



Ground Floor



Floor 1

**Approximate total area⁽¹⁾**

92 m²
990 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

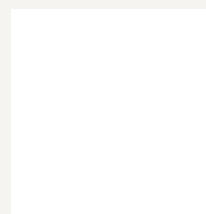
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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