



**45 MEADOWSWEET CLOSE**

Guide Price £389,950

**Carter Jonas**

## 45 MEADOWSWEET CLOSE THATCHAM RG18 4DS

- Thatcham mainline station Paddington 2 miles
- Newbury town 4 miles
- M4 and A34 4 miles

Entrance hall · cloakroom · fitted kitchen · sitting room · 3 bedrooms · family bathroom · garage and driveway · good west facing garden · great location · double glazing · gas central heating · Energy Rating D

### SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools. Dunstan Park is located to the north side of Thatcham and is a very popular place to live.

### DESCRIPTION

A covered porch opens to the entrance hall with a cloakroom and access to a good quality kitchen with extensive wall and base units and built in oven and hob. Beyond is a generous sitting room with patio doors to the west facing gardens. Upstairs the feeling of light and space continues with 3 bedrooms and a family bathroom in classic white.

**AN ATTRACTIVE 3 BEDROOM DETACHED HOUSE WELL LOCATED IN THIS QUIET AND EXTREMELY POPULAR RESIDENTIAL AREA. THE HOUSE BENEFITS FROM A WELL EQUIPPED KITCHEN AND SPACIOUS SITTING ROOM WITH PATIO DOORS LEADING TO THE GARDEN. THERE ARE 3 BEDROOMS AND A FAMILY BATHROOM. THE PROPERTY ALSO BENEFITS FROM A DRIVEWAY AND GARAGE AND LARGE WEST FACING GARDEN.**



## OUTSIDE

To the front there is a driveway for parking leading to the garage. There is a gravelled area of front garden enclosed by fencing. A side gate to the left of the garage gives access to the rear garden which is a particular feature of the property with a westerly aspect the garden is generous with a large patio leading from the house to level lawns.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Local Authority:** West Berkshire Council - 01635 551111

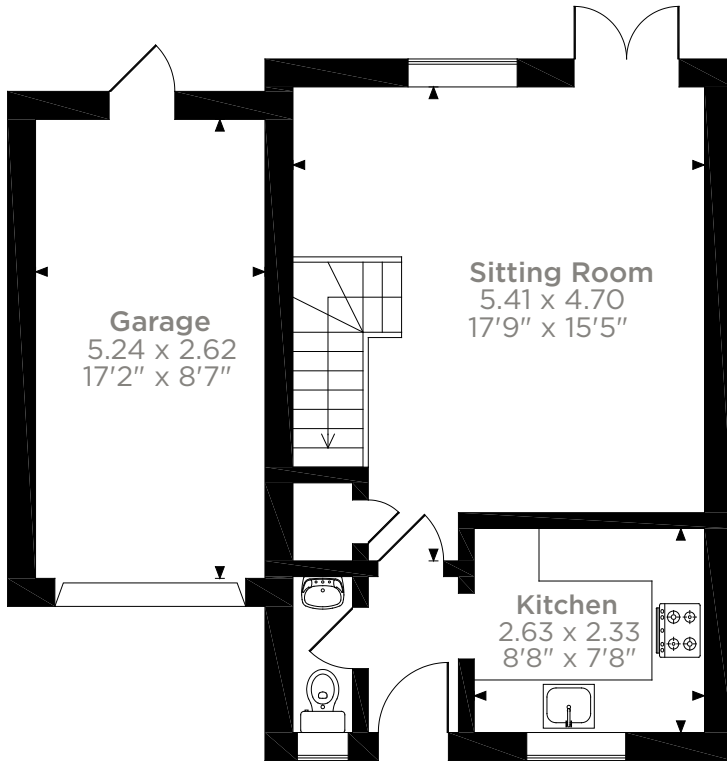
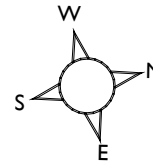
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office  
01635 263010

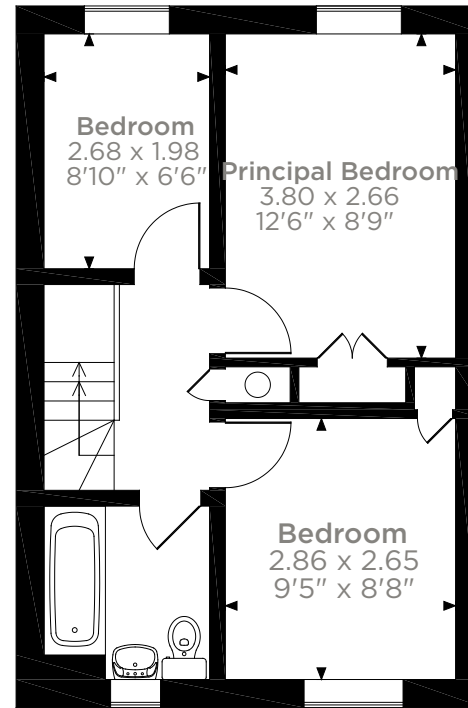
**Directions:** Please use postcode RG18 4DS



45, Meadowsweet Close, Thatcham  
 Approximate Gross Internal Area  
 Main House = 70 Sq M/754 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 84 Sq M/905 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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