



33 GRENADIER GARDENS

£415,000

Carter Jonas

33 GRENADIER GARDENS THATCHAM RG19 4PN

- Thatcham town and mainline station nearby
- M4 (J13) and A34 4 miles

Entrance hall · cloakroom · impressive first floor living room with patio doors and Juliet balcony with views over the garden · ground floor living space with open plan kitchen/dining/living space with access to the rear garden · 4 bedrooms including a principal bedroom with built in wardrobes and ensuite · family bathroom · garage and driveway · double-glazing · well maintained private garden with two lovely patio areas and generous astroturf lawn · Energy Rating C

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.

DESCRIPTION

This impressive 4 bedroom end terrace town house is well located overlooking a smart green area. The accommodation flows well with a front door leading to the entrance hall with staircase and cloakroom. This leads to an impressive ground floor area with well equipped kitchen with breakfast bar which opens to a generous dining/family room with patio doors onto the garden, a great area for the family to gather.

A WELL-PRESENTED BRIGHT AND SPACIOUS 4 BEDROOM TOWN HOUSE IN THIS POPULAR MODERN DEVELOPMENT WITH GOOD ACCESS TO THATCHAM TOWN, THE MAINLINE STATION AND LOCAL FACILITIES. THE HOUSE BENEFITS FROM 2 RECEPTION AREAS, PRINCIPAL BEDROOM WITH IMPRESSIVE ENSUITE, 3 FURTHER BEDROOMS, GARAGE, PARKING AND ENCLOSED PRIVATE GARDENS.



On the first floor there is an impressive living room with patio doors and Juliet balcony overlooking the garden, the principal bedroom is also on this floor with an ensuite and double built in wardrobes. The feeling of light and space continues on the second floor with 3 further bedrooms and a modern family bathroom.

OUTSIDE

This attractive town house benefits from a railed frontage with walkway leading to the front door. To the rear there is a driveway and access to the garage. The rear garden is a particular feature of the property with a patio leading from the house which leads to the lawn. The garden is fully enclosed with fencing and an attractive brick wall giving good privacy. There is an additional patio at the rear of the garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

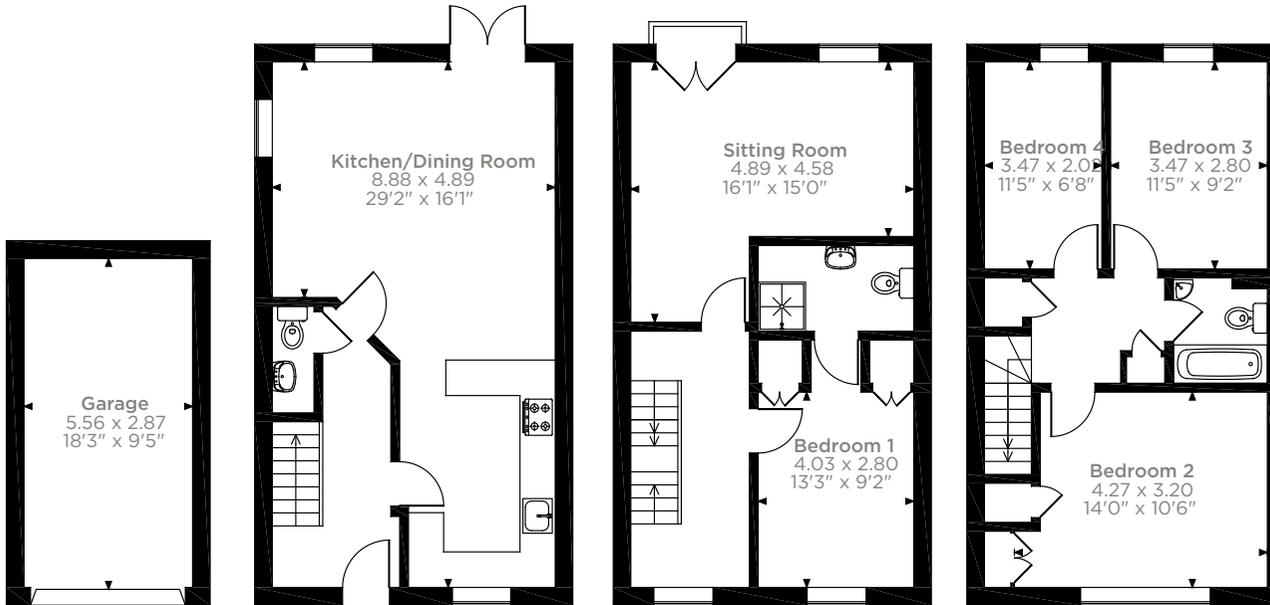
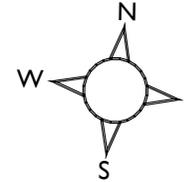
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG19 4PN



33 Grenadier Gardens, Thattham
 Approximate Gross Internal Area
 Main House = 129 Sq M/1524 Sq Ft
 Garage = 15 Sq M/347 Sq Ft
 Total = 144 Sq M/1871 Sq Ft



Ground Floor

First Floor

Second 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		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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