



**26 MALLOW GARDENS**  
£535,000

**Carter Jonas**

# 26 MALLOW GARDENS THATCHAM, RG18 4ES

**A BRIGHT AND SPACIOUS 4  
BEDROOM DETACHED HOUSE ON  
THIS SOUGHT AFTER DEVELOPMENT  
TO THE NORTH OF THATCHAM  
TOWN CENTRE. THE PROPERTY  
BENEFITS FROM GOOD LIVING  
SPACE, A KITCHEN WITH UTILITY  
ROOM, PRINCIPAL BEDROOM WITH  
ENSUITE AND SOUTH FACING  
GARDENS, GARAGE AND DRIVEWAY.  
CHAIN FREE.**

- Thatcham town 1 mile, station 2.5 miles
- Newbury town and station 4 miles
- M4 (J13) and A34 6 miles

Entrance Hall · cloakroom · sitting room · dining room · kitchen · utility with access to garage · 4 impressive bedrooms including an ensuite · family bathroom · garage and driveway · south facing garden · chain free · 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.

## DESCRIPTION

The house is well located in a quiet cul de sac within this popular development. The front door opens to the entrance hall with turned staircase and cloakroom. To the right there is access to a spacious sitting room with double doors into a dining room. There is a fitted kitchen with a useful utility room with integral access to the garage and a rear door to the garden. Upstairs the feeling of light and space continues with 4 generous bedrooms including a principal bedroom with ensuite. The accommodation is completed by a family bathroom in classic white.

## OUTSIDE

The house benefits from a good cul de sac location. A side path gives access to the rear and a front driveway gives parking and access to the garage. There is an area of front lawn. The rear south facing garden offers a patio from the house to a lawn area. Fully enclosed and private.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, gas fired central heating

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

**Council Tax:** Band F

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

**Directions:** Please use post code RG18 4ES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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