



DOWNER & CO

TRUSTED SINCE 1988

45 Bluebell Way, Thatcham RG18 4BX
Price: £540,000

Features.



NO ONWARD CHAIN

Description.

A spacious four bedroom detached house built to a very popular design in a favoured cul-de-sac on Dunston Park. The house is in need of some updating but has had part of the garage converted to provide extra living space and the addition of a conservatory to the rear.

The accommodation includes entrance hall, bay fronted living room, dining room, conservatory, family room (converted from former garage) kitchen/breakfast room, utility room and cloakroom to the ground floor. Upstairs includes a master bedroom with built-in wardrobes and en-suite, two further double bedrooms and single bedroom all with built-in wardrobes and the family bathroom completes the accommodation. Outside offers a private garden to rear with patio, large shed and lawned area, remainder of garage for storage and double width driveway parking for two vehicles.



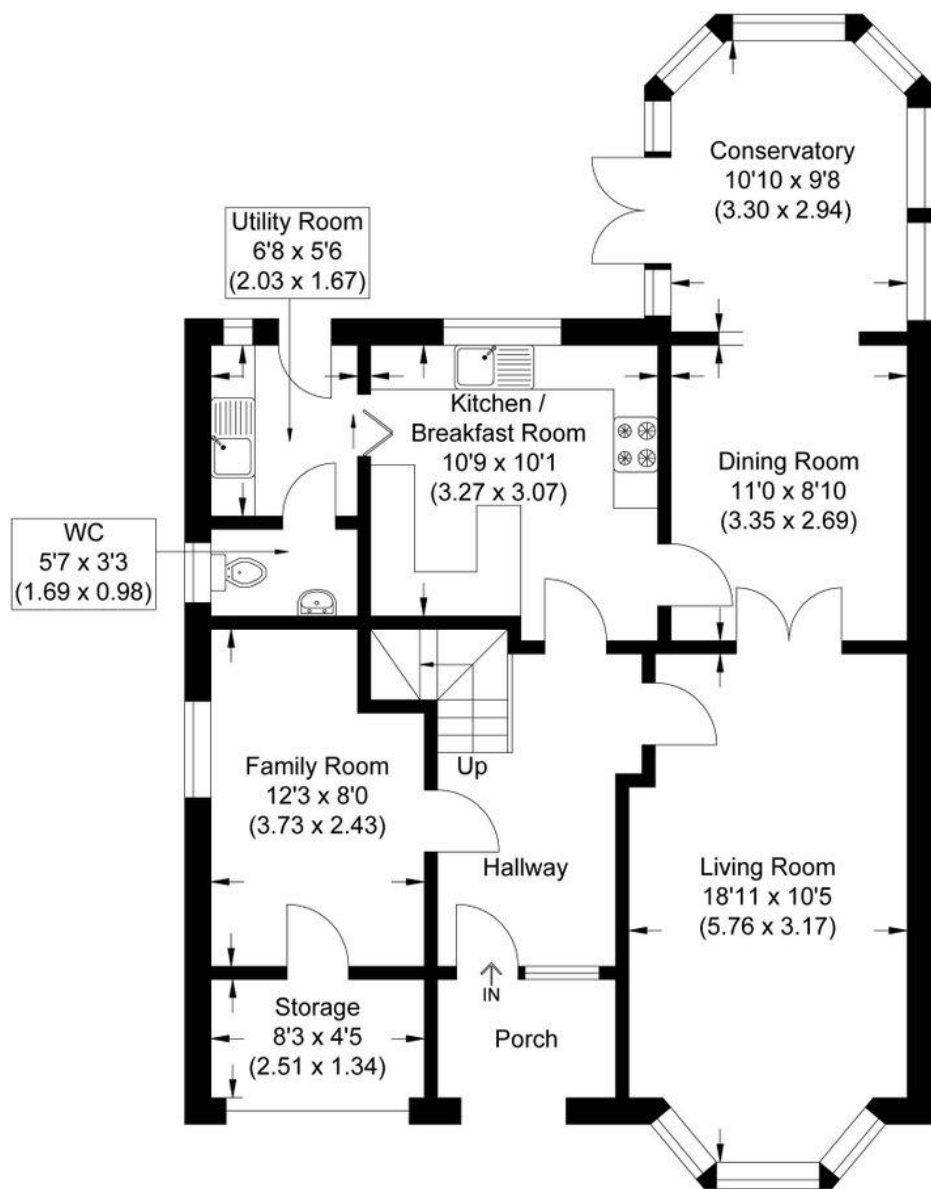
Location.

Dunston Park is a very popular development on the north eastern fringes of Thatcham close to open countryside. There are local stores and small a precinct of shops/take away and pub close by and falls in the Kennet Secondary School catchment. The mainline train station and town centre are within walking distance.

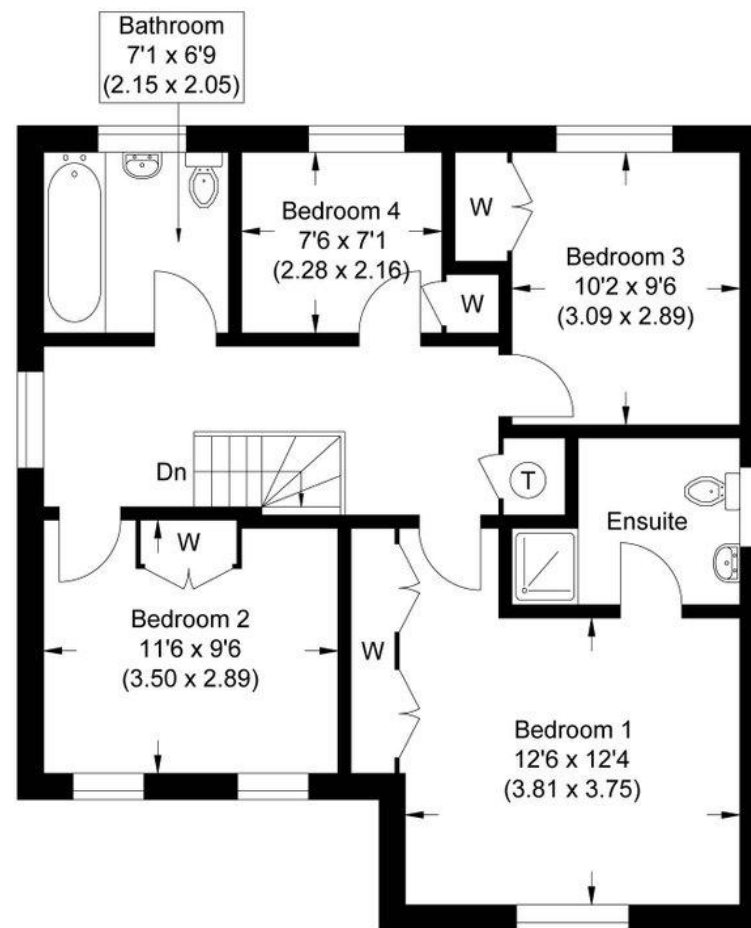
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the west country and excellent road links via the A4, A34 and Junction 12 of the M4.



Approximate Gross Internal Area
 139.33 sq m / 1499.73 sq ft
 (Includes Storage)
 Storage Area 3.36 sq m / 36.16 sq ft

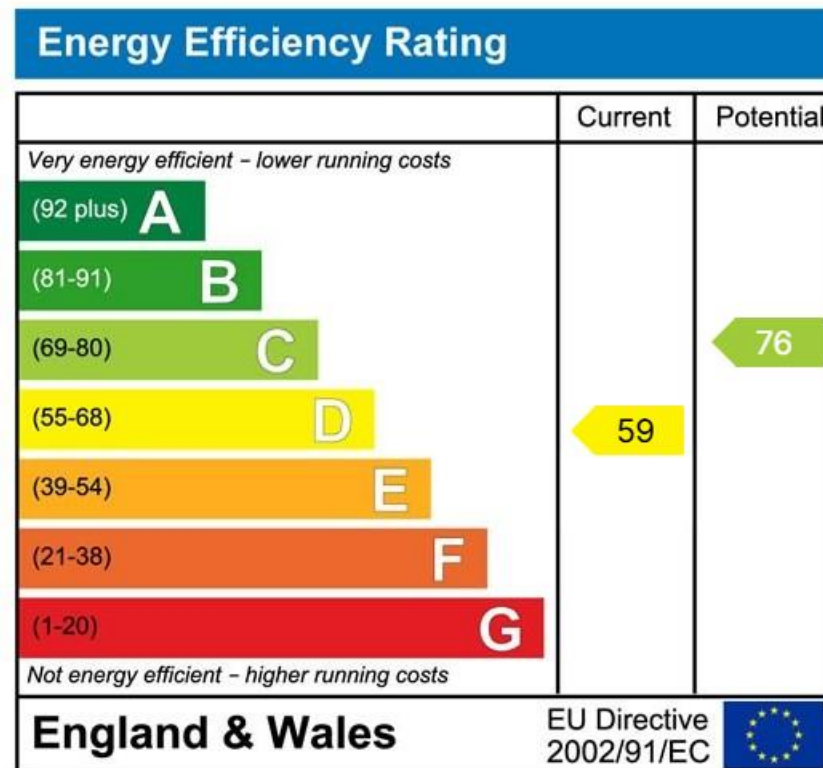


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: E
2026/2027: £3,107.85.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk