



DOWNER & CO

TRUSTED SINCE 1988

76 Sagecroft Road  
Thatcham RG18 3BF

£367,500





# Extended Three Double Bedroom End-Of-Terrace House

## Features.

- Greatly extended
- End-of-terrace home
- Three double bedrooms
- Living room
- Stunning open plan kitchen/dining/ family room
- Downstairs cloakroom
- Gardens to both front and rear
- Garage and parking
- Easy walking distance to Whitelands Park primary school
- Kennet Secondary School catchment





**Description.**

Set back from the road and overlooking a small green at the front, an extended three double bedroom end-of-terrace home just a short walk from Whitelands Park primary school, a Tesco Metro store and within The Kennet Secondary School catchment.

A rear extension creates a stunning open plan kitchen/dining/family room with centre island, Velux windows giving extra light and bi-fold doors leading onto the garden.

The accommodation includes entrance hall, cloakroom, living room, open plan kitchen/dining/family room, three double bedrooms and family bathroom. There is a garage in a nearby block with an additional parking space in front.

Approximate Gross Internal Area  
 99.94 sq m / 1075.74 sq ft  
 (Excludes Garage)  
 Garage Area : 11.74 sq m / 126.36 sq ft

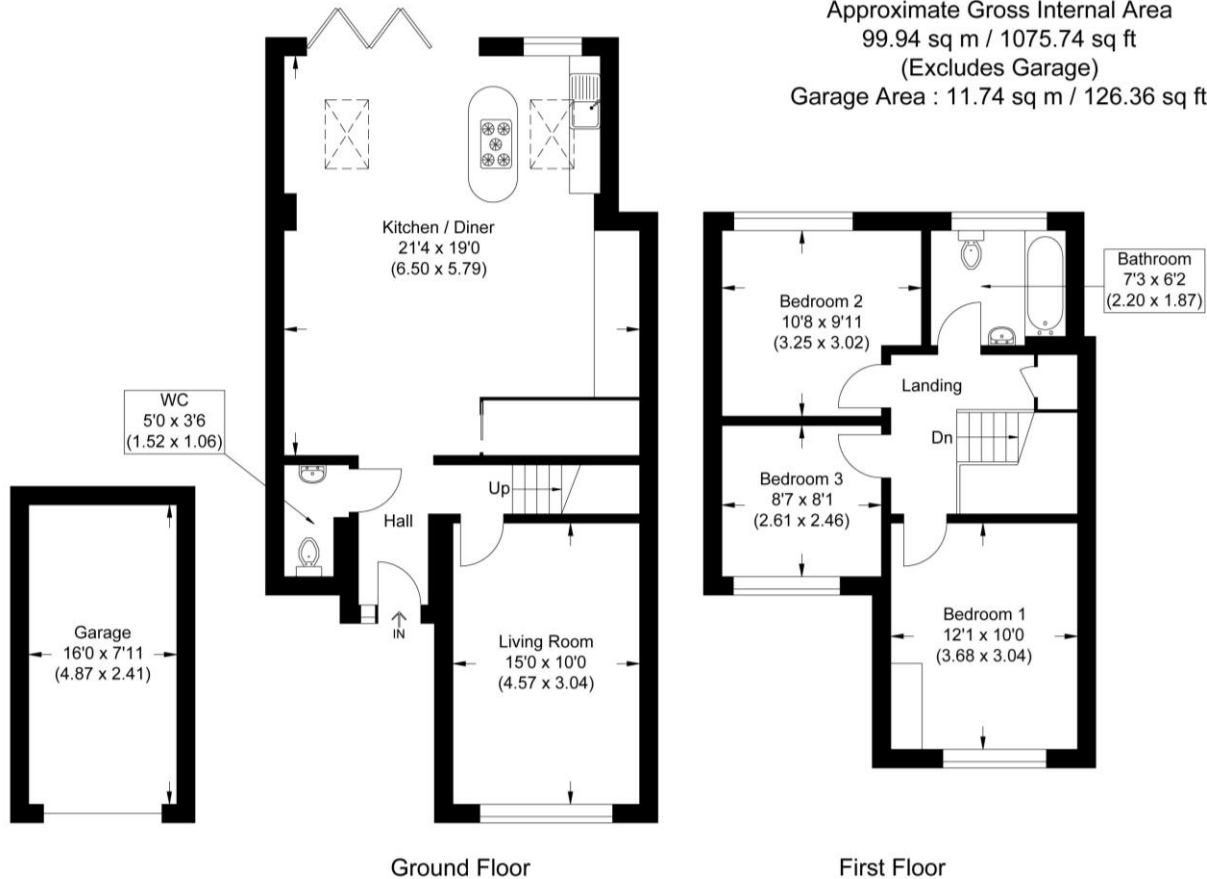


Illustration for identification purposes only, measurements are approximate, not to scale.





### 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: C**

**COUNCIL TAX BAND: C**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

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

**[www.downer.co.uk](http://www.downer.co.uk)**

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