



DOWNER & CO

TRUSTED SINCE 1988

11 Denton Close  
Thatcham RG19 3YX

£445,000



# Three Double Bedroom Detached Family House

## Features.

- Detached
- Three bedrooms
- Large living/dining room with working wood burner
- Conservatory
- Cloakroom
- Gas central heating
- South-west facing private rear garden
- Detached garage
- Driveway parking
- Walk to town/railway station





**Description.**

Three double bedroom detached family home, ideally situated at the end of a cul-de-sac and conveniently located within walking distance of the town centre, railway station and both primary and secondary schools.

The spacious accommodation comprises entrance hall with built-in storage cupboards, cloakroom, separate kitchen with side access to both front and rear, large living/dining room with working wood burner, conservatory, two excellent size double bedrooms, further bedroom and bathroom with under-floor heating. Benefits also include a detached garage with power/lighting and electric vehicle charger, wrap-around south-west facing private rear garden and driveway parking for several cars.

Approximate Gross Internal Area  
 97.08 sq m / 1044.96 sq ft  
 (Excludes Garage)  
 Garage Area 11.83 sq m / 127.33 sq ft

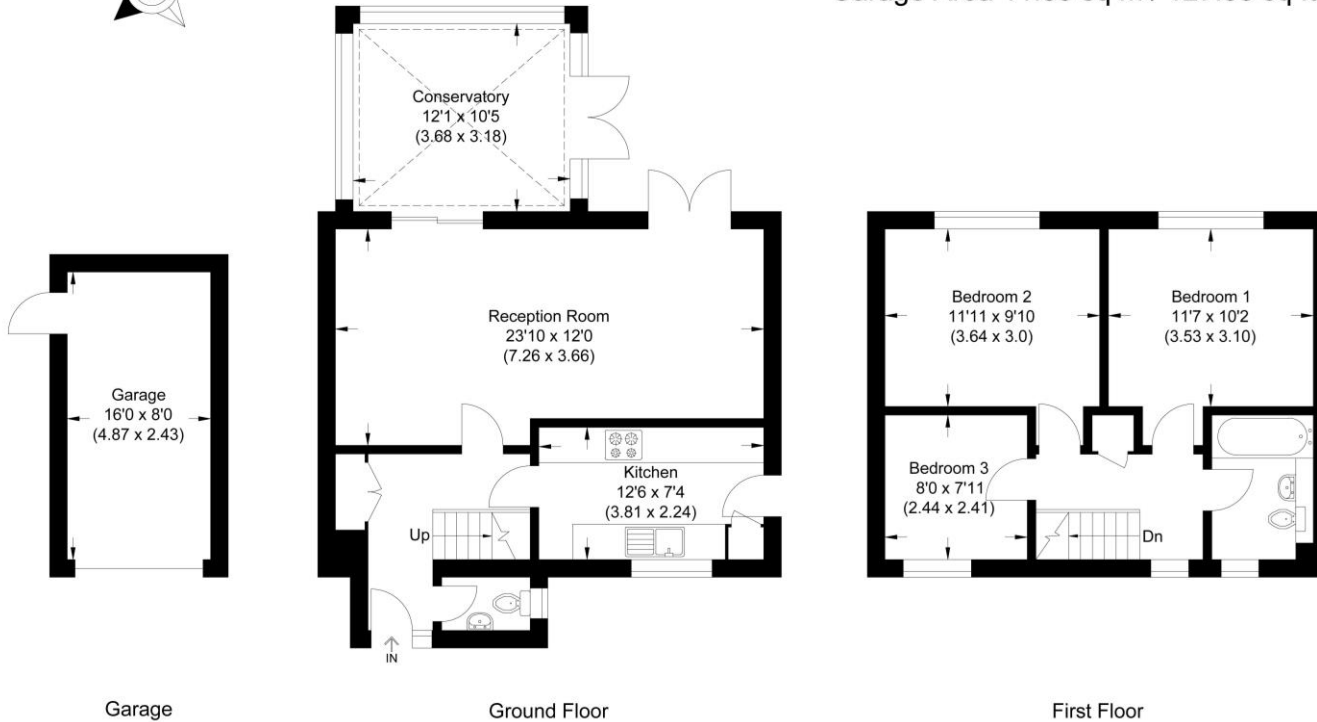


Illustration for identification purposes only, measurements are approximate, not to scale.



EPC: C

COUNCIL TAX BAND: D

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)**

#### **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.

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