



3 FLAGSTAFF SQUARE

THATCHAM RG19 4RQ

A stunning four bedroom detached family home, with a garage, office and rear extension.

As you enter the property you're greeted with a large entrance hall. The living room is to your left and is open plan with the dining room area to the rear. The dining room is an extension which was added by the current owners and offers an open plan kitchen diner with roof lantern and bifold doors to the garden. The kitchen is extremely modern with white granite worktops, grey glossy cupboards and integrated appliances.

Downstairs also benefits from a utility room, cloakroom and study.

To the first floor are two double bedrooms. The master benefits from an ensuite with a large walk-in shower and there is also a second bathroom next to bedroom three with a shower over the bath.

To the second floor are two further double bedrooms and another bathroom with a shower.

To the front of the property is a generous garden which is mainly slate stone. To the rear is a great sized garden with a wraparound patio and astro turf area.

The garage and off street parking is to the rear.



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AT A GLANCE

- 1714ft² / 159m²
- Living Room
- Office
- Dining Room
- Kitchen
- Cloakroom
- Four Double Bedrooms
- Garage
- Off Street Parking

UTILITIES

The property is connected to all mains and operates on Gas central heating. There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

EPC - C
West Berkshire Council Tax Band – F

SITUATION

Ideally located for walking to the town and railway station, this property falls into the Kennet School catchment and sits close to outside recreational space.

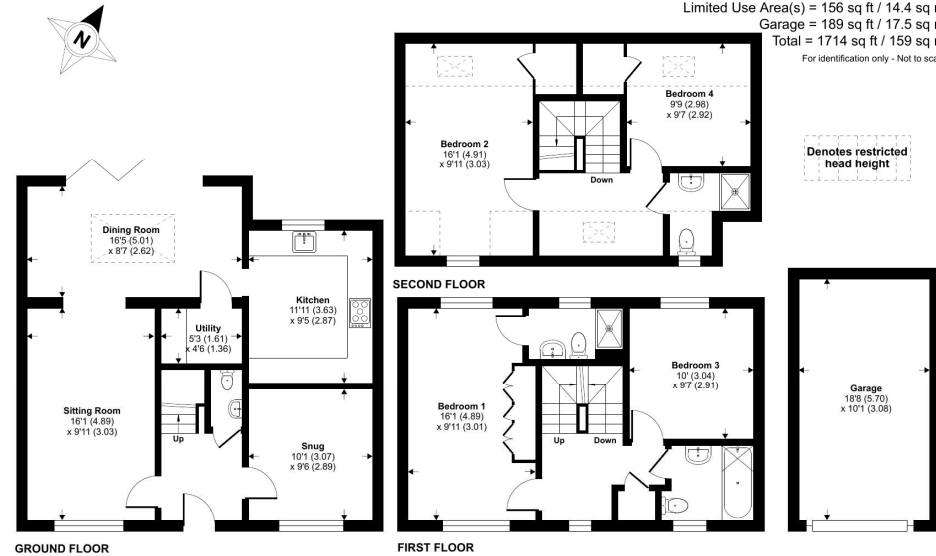
DIRECTIONS

What3words///version.front.buggy

Flagstaff Square, Thatcham, RG19

Approximate Area = 1369 sq ft / 127.1 sq m
Limited Use Area(s) = 156 sq ft / 14.4 sq m
Garage = 189 sq ft / 17.5 sq m
Total = 1714 sq ft / 159 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1209475



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See things differently.