



40 Humber Close Thatcham Berkshire RG18 3DT

## **40 Humber Close Thatcham Berkshire RG18 3DT**

**Guide Price £399,950 Freehold**

This spacious and extended and much improved “Gough Cooper” family home is located to the north of Thatcham on the popular “Rivers” development. Boasting three bedrooms, family bathroom, and a generous extended ground-floor living space situated in a quiet no through road. The exceptional presented accommodation now comprises a Porch, Entrance Hall, Bay fronted Sitting room, Exceptionally well fitted and equipped Kitchen/ Dining Room, Utility Room, and Cloakroom, on the first floor there are Three good-sized Bedrooms and Family Bathroom. The property benefits from gas central heating and UPVC double-glazing. Outside, the property is approached by a block paved driveway in front of the Attached Garage. The rear garden is very private, and not overlooked laid mainly to lawn with a paved patio

**Internal Viewing is Highly Recommended!**

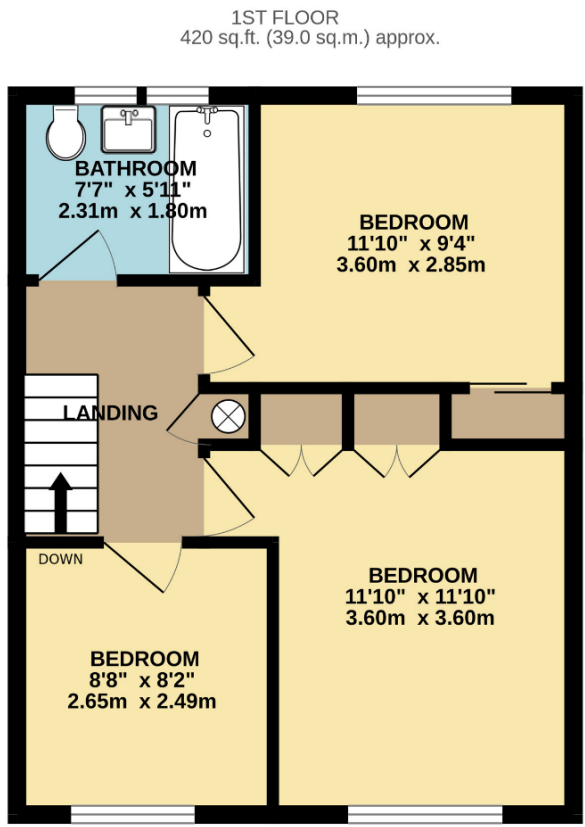
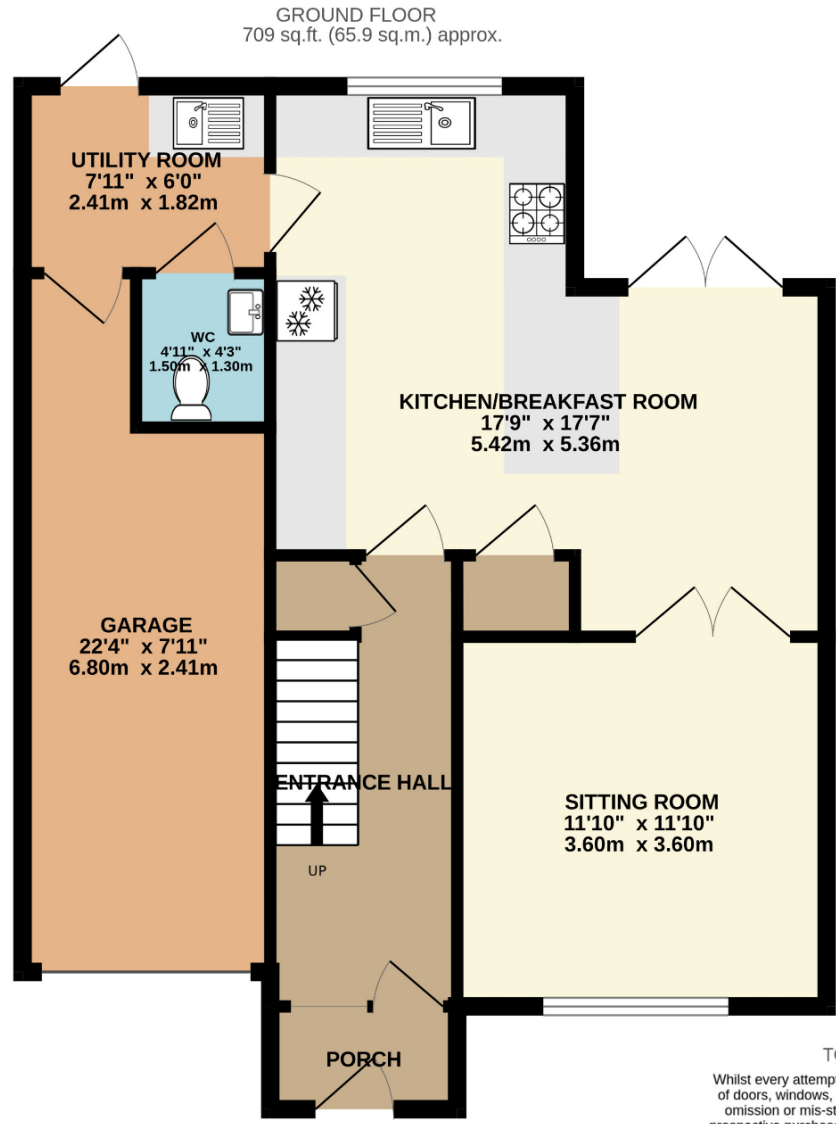
### **Directions**

From Thatcham Broadway turn left onto the A4 Bath Road towards Newbury. At the third set of traffic lights turn right into Northfield Road. Proceed to the top and at the mini roundabout turn left and then second left into Thames Road. At the “T” junction turn left into Humber Close. At the next “T” junction turn left and the property will be found on the right-hand side.



Council Tax Band: **D** **£2173.94 pa**  
 Nearest Bus stop: **Bowling Green Road** **0.1 km**  
 Nearest Train station **Thatcham 2.7 km** **Newbury 3.8 km**

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|--|---|
| 40, Humber Close<br>THATCHAM<br>RG18 3DT | Energy rating<br><b>D</b>                             |
| Valid until<br><b>24 February 2026</b>   | Certificate number<br><b>8256-7822-4640-4245-3926</b> |



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**

