



3 Observer Drive Thatcham Berkshire RG19 4RR

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Price Guide £370,000 Freehold

A modern three storey town house located on the popular Kennet Heath development which is close to Thatcham station and on the edge of Thatchams Lakes and Nature reserve. Local shops are nearby and within easy walking distance of both Spurcroft Primary and Kennet Secondary schools. This layout of accommodation is quite sought after. The Living Dining Room leads onto the south facing rear Garden. The Kitchen and Cloakroom are also on the ground floor. There are two double Bedrooms and Bathroom on the first floor. The second floor boasts a fabulous Master Bedroom suite with adjoining Dressing/Nursery Room and En suite Shower Room. Outside there is a south facing rear Garden with gate to the Single Detached garage with roof storage space.

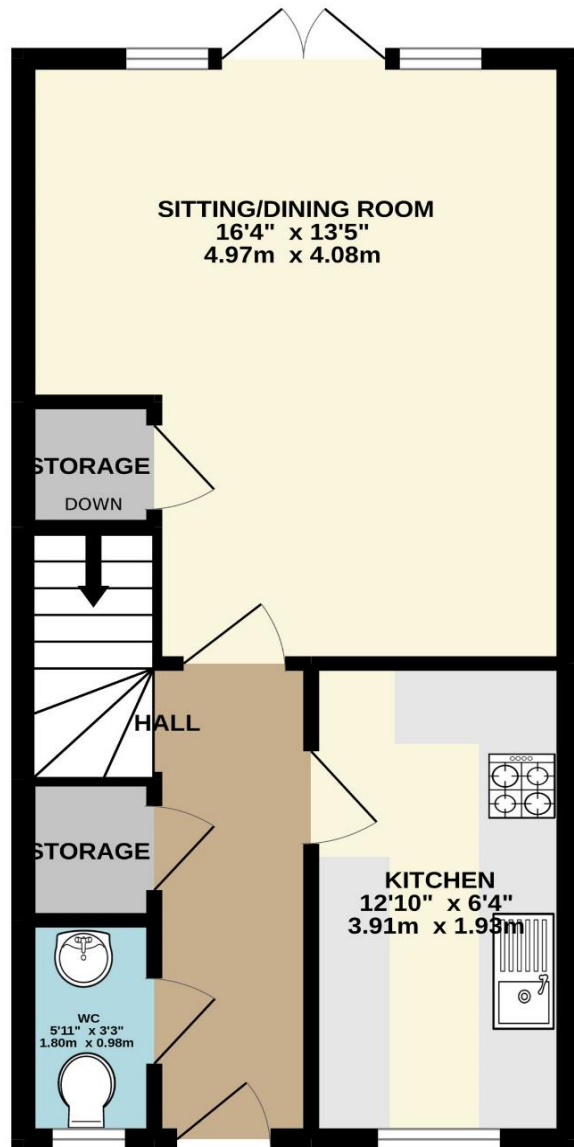
Benefitting from Gas Heating and UPVC Double Glazing.

Offered with No Ongoing Chain Early Completion Available

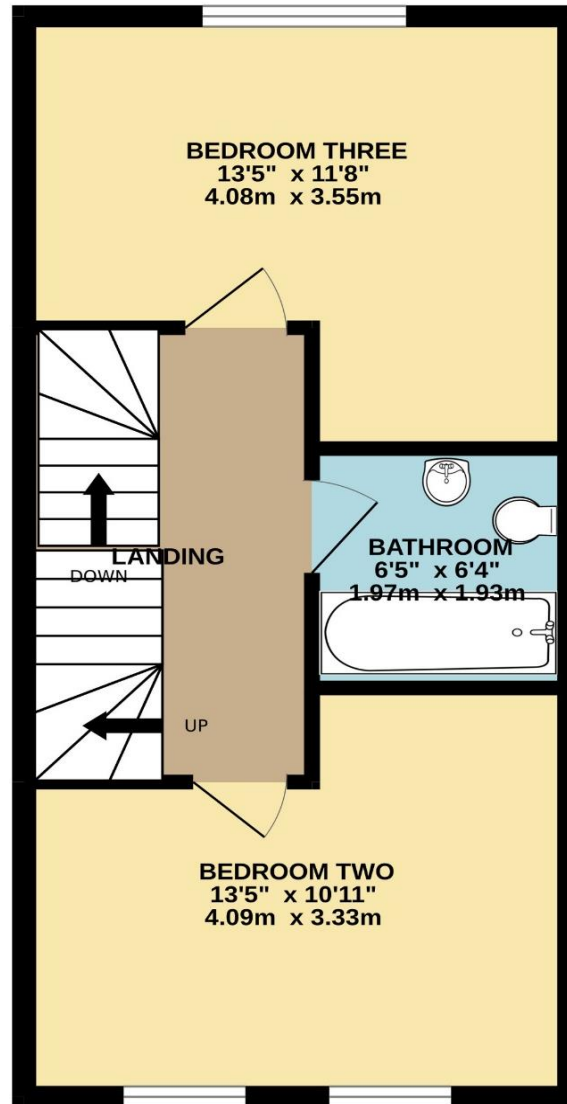
Directions: Leave Thatcham Broadway in a southerly direction onto Station Road. Proceed straight across the two mini roundabouts still on Station Road. Just after the small parade of shops on your left turn right at the main roundabout into Urquhart Road. Take the third right into Observer Drive. The property will be found on your right.



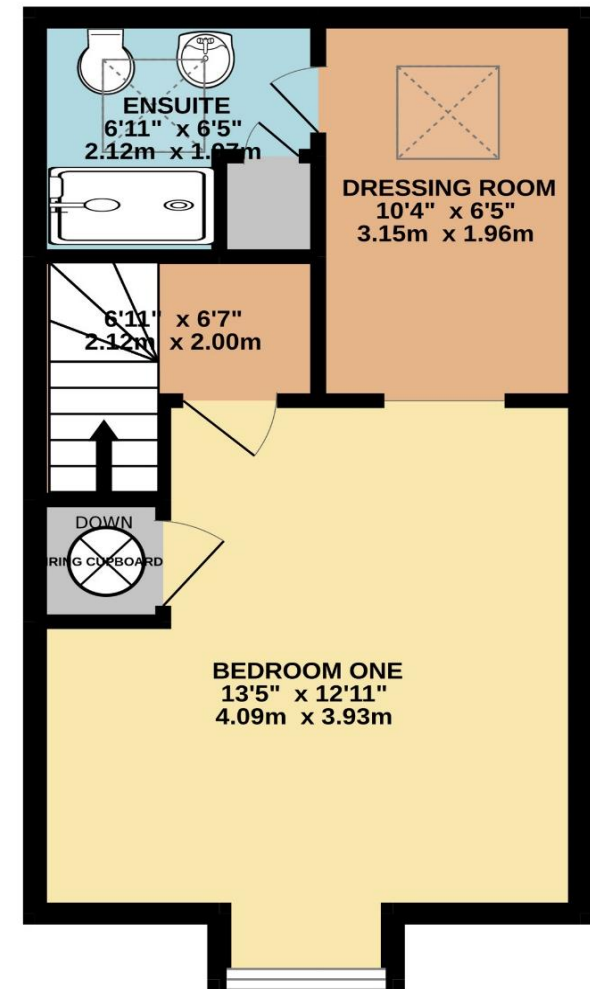
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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Council Tax Band: D £2063.39 pa
Nearest Bus stop: Urquhart Road 0.1 km
Nearest Train station: Thatcham 0.6 km

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

