



Cairngorm Road

Cricketts

11 Cairngorm Road, Thatcham. RG19 3FT.

£310,000 Freehold



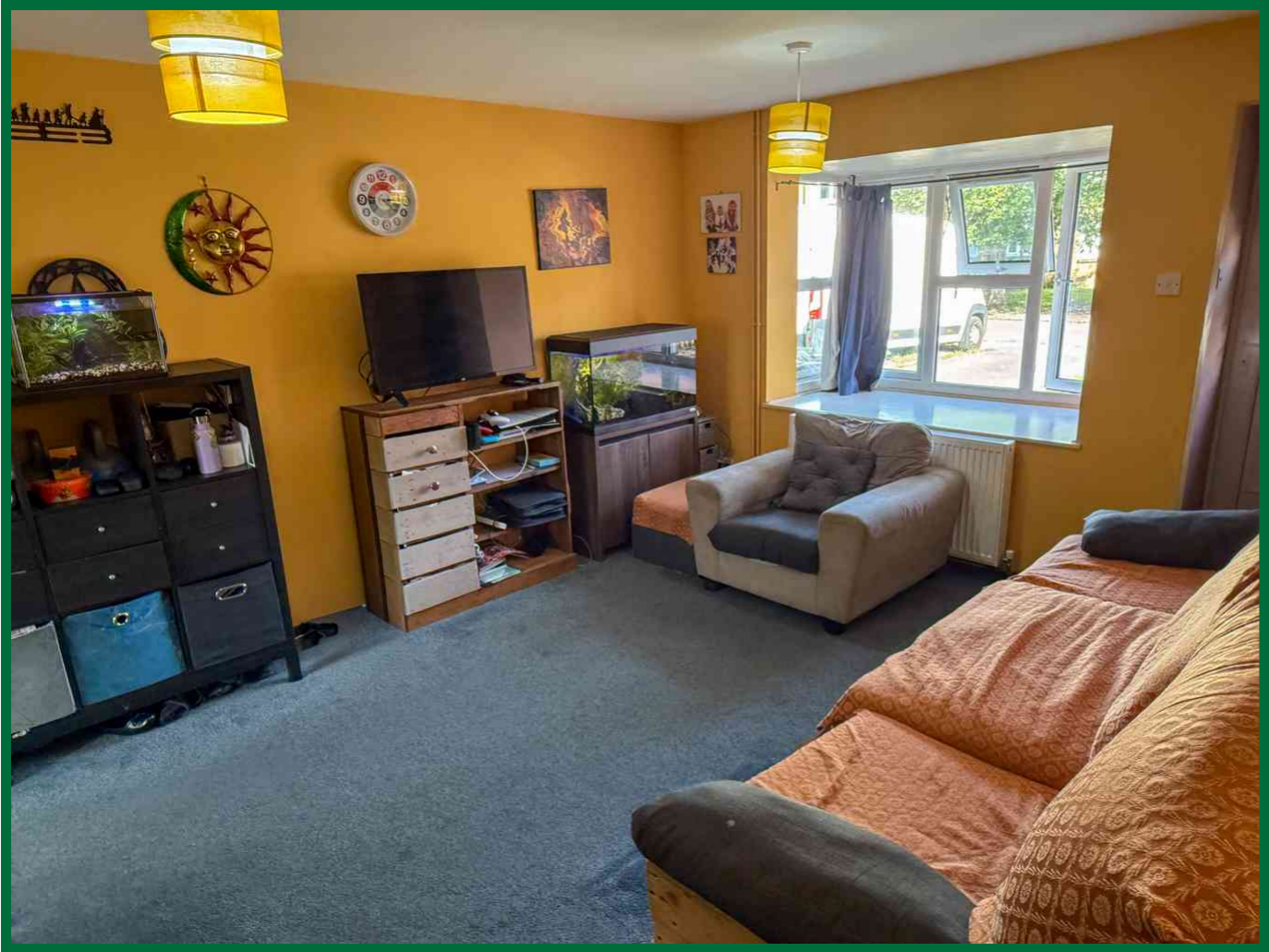
- Three double bedrooms
- Driveway parking
- West facing garden
- Family bathroom
- Modern kitchen
- Spacious living room
- Enclosed Back Garden
- Walking distance to Thatcham railway station

Situated on the sought-after Moors development in Thatcham, this well-presented three-bedroom terraced home offers comfortable family living in a highly convenient location.

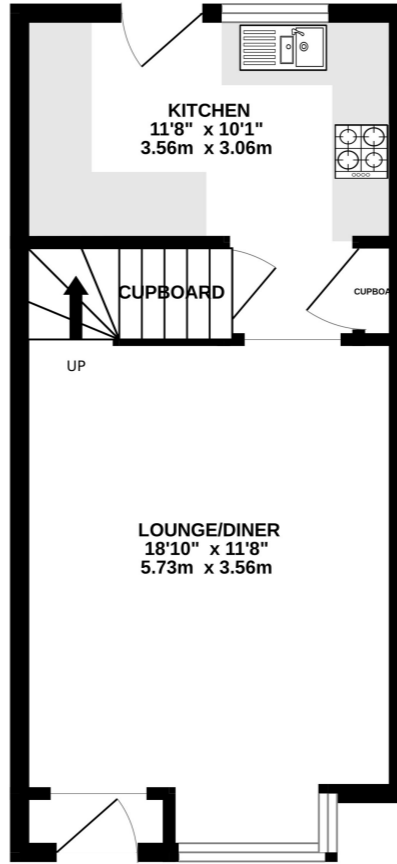
The property is just a short stroll from open green parkland – perfect for dog walking and children's play – as well as being within walking distance of Thatcham railway station, which provides a direct mainline service to London Paddington. Families will also appreciate the excellent choice of both primary and secondary schools nearby.

The accommodation comprises a welcoming porch, a spacious lounge/dining room, and a fitted kitchen. Upstairs, there are three generously sized bedrooms served by a modern family bathroom. Externally, the home enjoys driveway parking with additional parking to the rear. The attractive rear garden is a real feature, boasting a good-sized patio ideal for alfresco dining, a neat lawn, and an archway leading to a large garden shed – perfect for storing bikes, toys, or garden equipment. The garden is fully enclosed for privacy and benefits from gated side access. With its excellent transport links, family-friendly setting, and delightful garden, this property makes an ideal home for commuters and families alike.

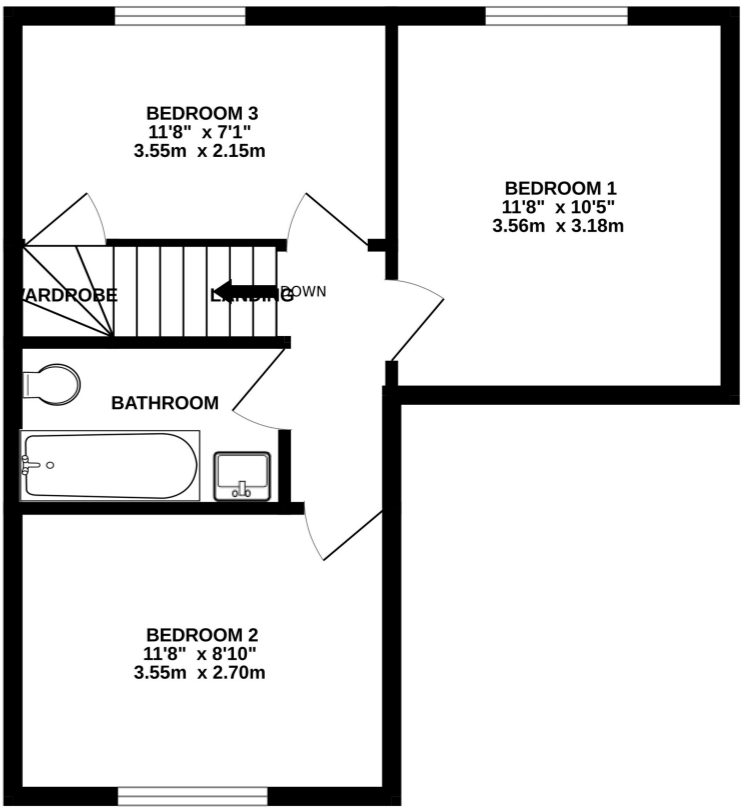




GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | | 66 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

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