7 Tadham Place, Thatcham, Berkshire. RG19 3LD.

£430,000 Freehold

- Five bedrooms
- Two bathrooms
- Lounge/ diner
- Modern fitted kitchen
- Conservatory
- Fully enclosed rear garden
- Kennet School catchment
- Gas fired central heating
- Driveway parking

Located in the highly sought-after area of The Moors in Thatcham, this spacious five-bedroom semi-detached home offers flexible and well-proportioned accommodation, ideal for families or those in need of multi-generational living.

The ground floor features two bedrooms, a welcoming lounge/diner, a modern fitted kitchen, and a conservatory that opens out to a private, enclosed rear garden – perfect for relaxing or entertaining guests.

Upstairs, the property offers three further bedrooms, a family bathroom, and an additional shower room, providing plenty of space and convenience for a growing household.
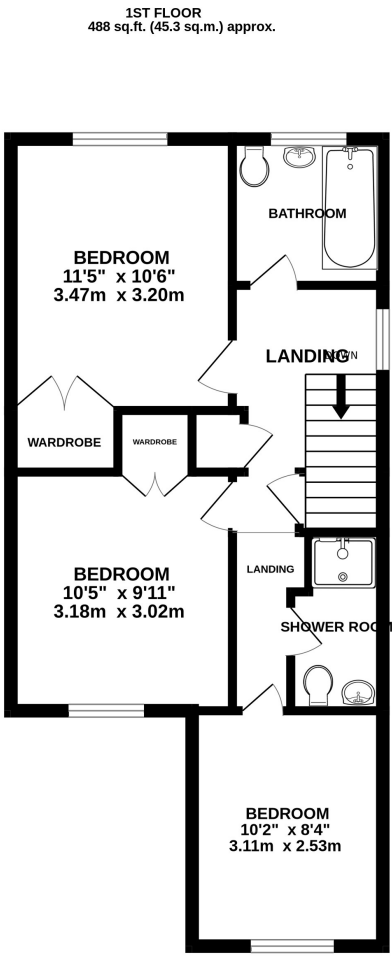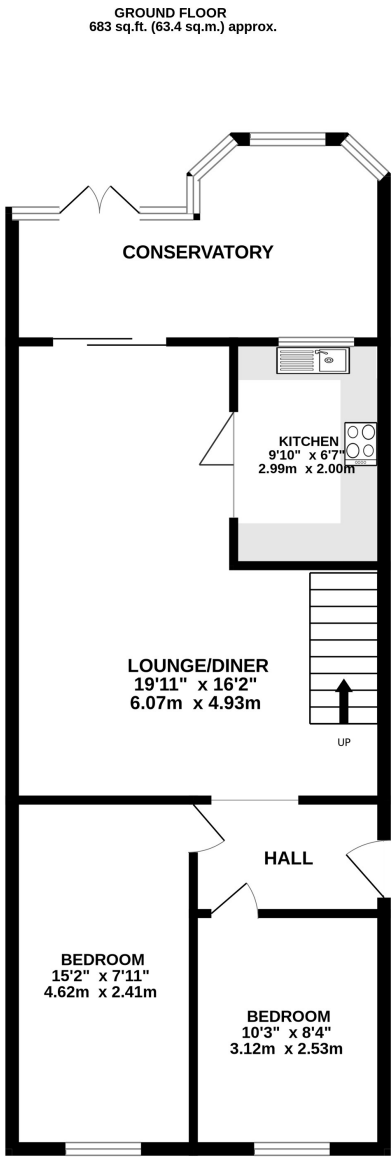
Outside, the property benefits from driveway parking to the front and a well-maintained garden to the rear. The home is ideally positioned within easy reach of local schools, shops, amenities, and transport links, making it an excellent choice for anyone looking to settle in this popular part of Thatcham. This is a fantastic opportunity to acquire a versatile and spacious home in a desirable residential location. Early viewing is highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	70	
E (39-54)		
F (21-38)		
G (1-20)		
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:** D

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

CONSERVATORY

KITCHEN
9'10" x 6'7"
2.99m x 2.00m

LOUNGE/DINER
19'11" x 16'2"
6.07m x 4.93m

UP

HALL

BEDROOM
15'2" x 7'11"
4.62m x 2.41m

BEDROOM
10'3" x 8'4"
3.12m x 2.53m

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

BEDROOM
11'5" x 10'6"
3.47m x 3.20m

BATHROOM

LANDING

WARDROBE   WARDROBE

BEDROOM
10'5" x 9'11"
3.18m x 3.02m

LANDING

SHOWER ROOM

BEDROOM
10'2" x 8'4"
3.11m x 2.53m

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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