



## 6 PAVY CLOSE

THATCHAM RG19 4GR

Situated within a small, quiet cul-de-sac is a beautifully presented two bedroom home with a detached garage, recently renovated kitchen and bathroom and a large rear garden.

As you enter the property, you're greeted with a porch, perfect for extra storage. The living room is a great size, with a large window onto the front, flooding the room with natural light. The kitchen is very modern with neutral tiling and cupboards, a wood effect worktop and lighting in the kickboards. There is plenty of storage and access onto the rear garden.

Upstairs are two double bedrooms. The master bedroom has built in storage and views onto the front. Bedroom two is also of a great size and looks onto the rear garden. The family bathroom has been recently renovated with grey marble tiling, a heated towel rail and shower over the bath.

To the rear is a great sized garden consisting of a grey patio, wrapping around the grassed area and leading to both the side gate and access to the garage.

To the front of the property is a low maintenance front garden. The driveway has space for multiple vehicles and access to the single garage.



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## AT A GLANCE

- 842 ft<sup>2</sup>/78.1 m<sup>2</sup>
- Living Room
- Modern Kitchen
- Two Double Bedrooms
- Rennovated Family Bathroom
- Large Rear Garden
- Garage and Driveway

## UTILITIES

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

EPC - D

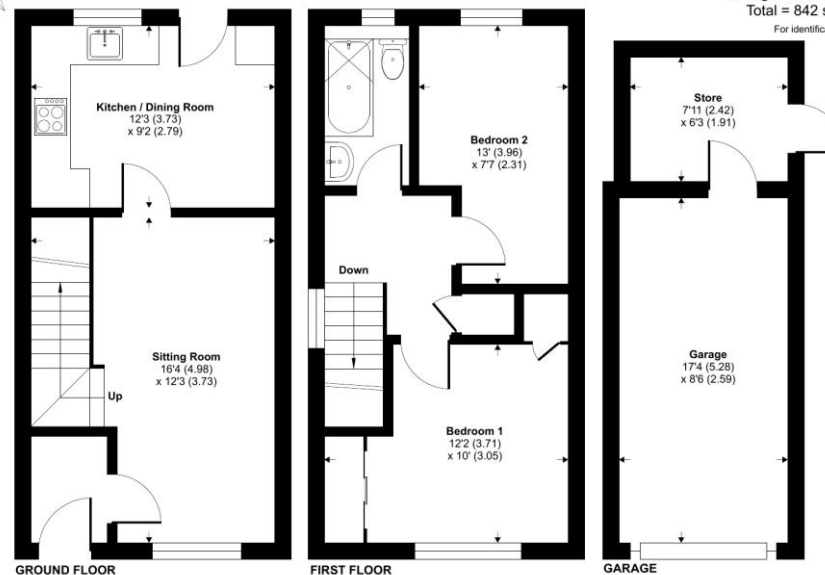
West Berkshire Council Tax Band - C

## 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

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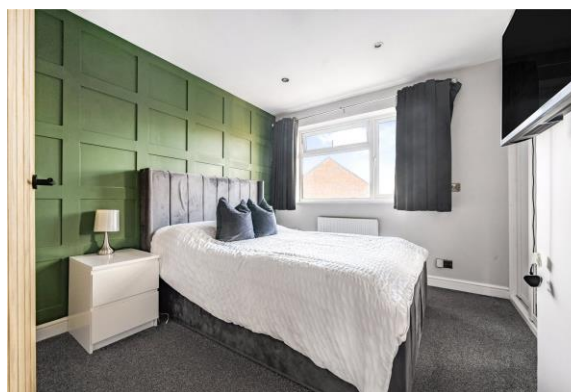


## Pavy Close, Thatcham, RG19

Approximate Area = 638 sq ft / 59.2 sq m  
Garage = 204 sq ft / 18.9 sq m  
Total = 842 sq ft / 78.1 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). © richcom 2025. Produced for Winkworth. REF: 1221477

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## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](http://winkworth.co.uk/newbury)

# Winkworth

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