



**6 Browns Walk, Greenham, Thatcham, Berkshire, RG19 8FF**

Freehold

Guide Price **£470,000**

 **jones robinson**  
— SIMUL MOVERE —



Offered to the market with no onward chain, this attractive three double bedroom town house presents an excellent opportunity to secure a stylish, energy-efficient home in one of South Newbury's most desirable residential locations which is quietly positioned overlooking a pleasant green.

- No onward chain
- Solar panels
- Three double bedrooms
- Two bathrooms and a cloakroom
- Study
- Kitchen/diner
- Utility room
- En-suite to the master bedroom
- Overlooking a communal green
- Two allocated parking spaces

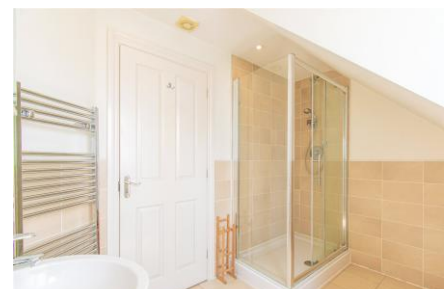
## SITUATION

The location combines lifestyle and practicality exceptionally well. Greenham Common is just a short distance away, providing wonderful access to open countryside, walking and cycling routes, while local retail parks, including a Tesco superstore, are within easy walking distance for everyday essentials.

For families and professionals alike, this is a particularly compelling home, combining excellent schools, superb commuter connections, generous and flexible accommodation, allocated parking, low running costs and immediate access to some of Newbury's finest green open spaces.

## DESCRIPTION

Beautifully maintained and presented in excellent condition throughout, this is a home that can be moved into and enjoyed immediately. Arranged over three well-designed floors, the accommodation has been thoughtfully configured to suit both family life and modern professional needs. The ground floor comprises a welcoming entrance hall, a generous sitting room and a bright kitchen/dining room with integrated appliances and direct access to the garden. A separate utility room and downstairs WC add further practicality. The first floor provides two spacious double bedrooms, a modern family bathroom and a dedicated study overlooking the green. The entire top floor is devoted to an impressive principal bedroom, complete with its own en-suite shower room, creating a peaceful retreat away from the main living accommodation.



## SERVICES AND MATERIAL INFORMATION

All mains services are connected including gas. A particular highlight is the property's top EPC rating, placing it among the most energy-efficient homes available. Solar panels are already installed and, combined with low utility bills, provide the appealing combination of comfort, sustainability and reduced running costs, an increasingly valuable benefit for modern family living.

EPC rating: B

Council tax band: E

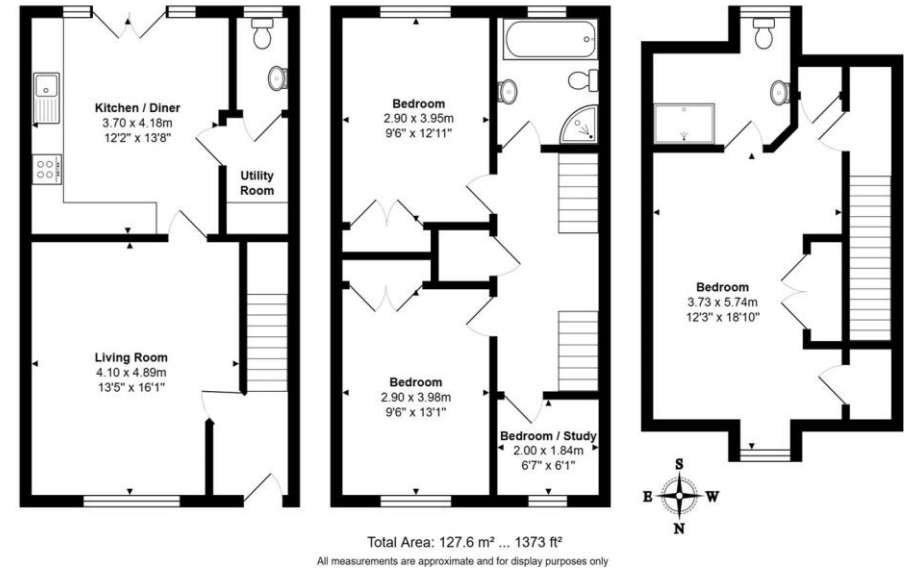
What3Words: heat.whites.tries

## OUTSIDE

The property is approached via an attractive walkway overlooking the green, creating a peaceful outlook and an appealing first impression. To the rear, the fully enclosed garden is thoughtfully landscaped with a patio, lawn, shed and mature borders. Gated rear access leads directly to two allocated parking spaces, adding further convenience.



## 6 Browns Walk



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