



This clean and tidy detached family home is located in a popular cul de sac location which is within easy reach of pleasant riverside walks, junction 12 of the M4 motorway, bus routes into Reading, shops and local amenities.

The property comprises four bedrooms, lounge, dining room, kitchen/breakfast room, double length garage and family bathroom.

To the rear is an enclosed 45ft garden with a range of mature trees and shrubs providing excellent screening.

Other features include double glazed windows, gas radiator heating and no onward chain complications.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Detached family home
- Four bedrooms
- Double length garage
- No onward chain
- Cul de sac location
- Clean and tidy presentation





## Further details

### Additional Information

Local authority: West Berkshire

Council tax band: E

Probate: The sale of the property is subject to the executor of the late owner's estate obtaining the Grant of Probate. \*Probate is yet to be applied for\*

Services: Mains

Gas - Mains

Water - Mains

Drainage - Mains

Electricity - Mains

Heating - Gas

Broadband connection (information obtained from Ofcom): Ultrafast - Fibre to the property (FTTP)

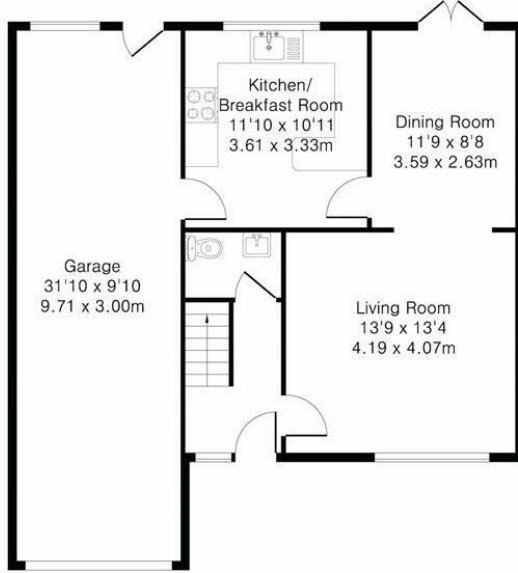
Mobile phone coverage - The vendor is not aware of any specific restricted mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, buyers should go to the Ofcom web-site "Broadband and mobile coverage checker"

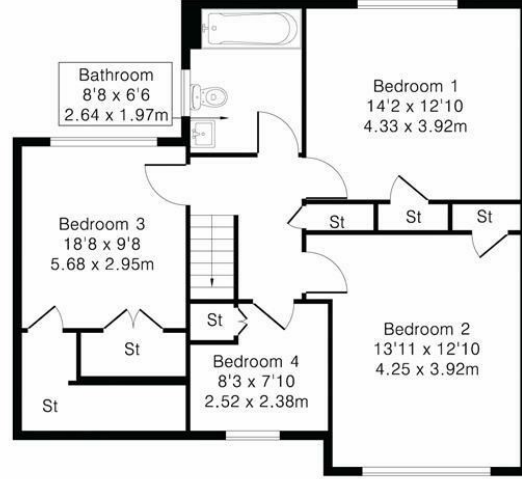
<https://checker.ofcom.org.uk/>

# Floorplan

Approximate Gross Internal Area 1523 sq ft – 141 sq m  
 (Including Garage)  
 Ground Floor Area 823 sq ft – 76 sq m  
 First Floor Area 700 sq ft – 65 sq m



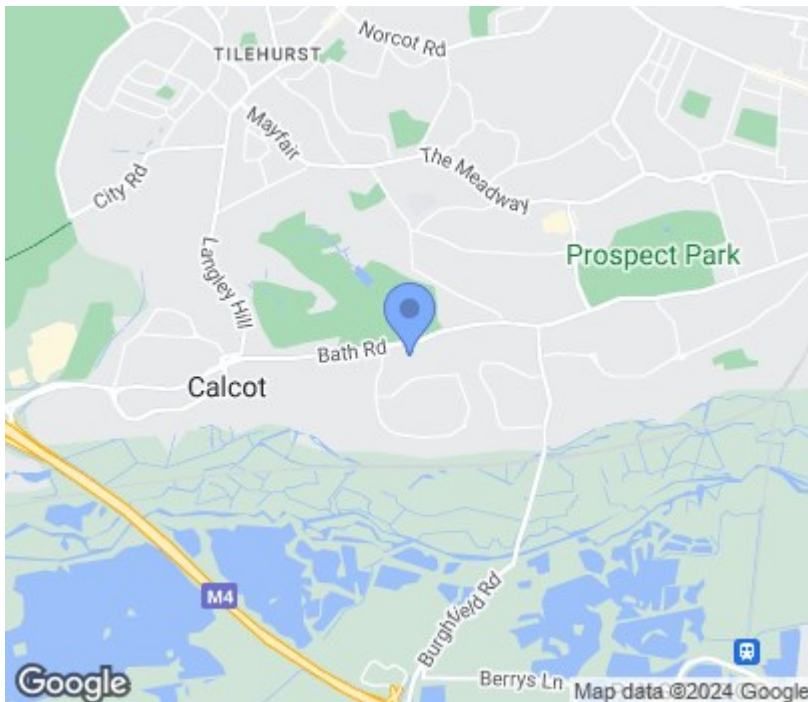
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.