



Offered to the market for the first time since its inception in 2015 is this beautifully presented four bedroom townhouse tucked away at the back of the development.

The accommodation is laid out over three floors and offers great flexibility depending on the owners needs. The ground floor benefits from a integral garage, study to the front and a large kitchen/diner across the back off the property overlooking the sunny East facing garden. Upstairs you will find four double bedrooms, two of which come with en-suites as well as the unique offering of a 22ft living room, complete with a private balcony overlooking a wooded area.

Outside the property, the rear garden is laid to patio and then artificial grass whilst to the front there is driveway parking and visitor bay spaces set off the access road.

Bewley Homes created this one of a kind development in 2015 which saw buyers enjoying the benefits of the town centre in an established, un-compromising location. Viewings recommended

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



- Bewley built development
- Circa 2,000 sqft
- Driveway parking and Garage
- Balcony off living room overlooking green area
- Desirable location within development
- Flexible accommodation





Further details

Additional information – Financial & lease informa
Local authority: Reading Borough Council
Council tax band: E

There is a yearly service charge of £400 towards the upkeep of the communal grounds.

Additional information (Part B)

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric – Air source heat pump

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Parking

The property comes with driveway parking and an integral Garage.
There is additional on street visitor parking.

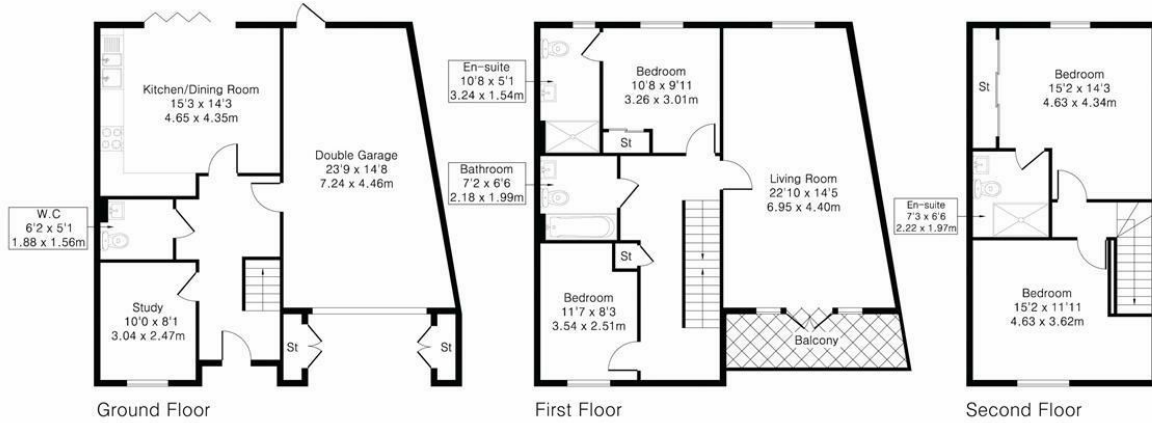
Floorplan

Approximate Gross Internal Area 1982 sq ft – 184 sq m (Including Garage)

Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 760 sq ft – 71 sq m

Second Floor Area 454 sq ft – 42 sq m



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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.