



This spacious semi-detached family town house is ideally located overlooking a protected copse area in this private cul de sac which is convenient for highly rated local schools, shops, bus routes into Reading and is a short drive from junction 11 of the M4 motorway and Theale train station.

The accommodation is spread over three floors and as the garage has been converted it now comprises FOUR bedrooms (one being on the ground floor and the remaining bedrooms being in the third floor), downstairs cloakroom, 1st floor landing, living room, kitchen, 2nd floor landing with access to the family bathroom and en-suite shower room to the master.

There is driveway parking with gated side access to the 30ft rear garden, double glazed windows and gas radiator heating.

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



- Four bedroom semi-detached town house
- Ground floor bedroom and cloakroom
- First floor living room and Kitchen
- En-suite top master bedroom
- Family bathroom
- 30ft rear garden
- New boiler fitted 2024





Further details

Additional information (Part B)

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

Standard - ADSL/copper wire

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

Additional information (Part C)

Flooding

We understand the flood risk summary for the the area around the property is considered low risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

Agents note:

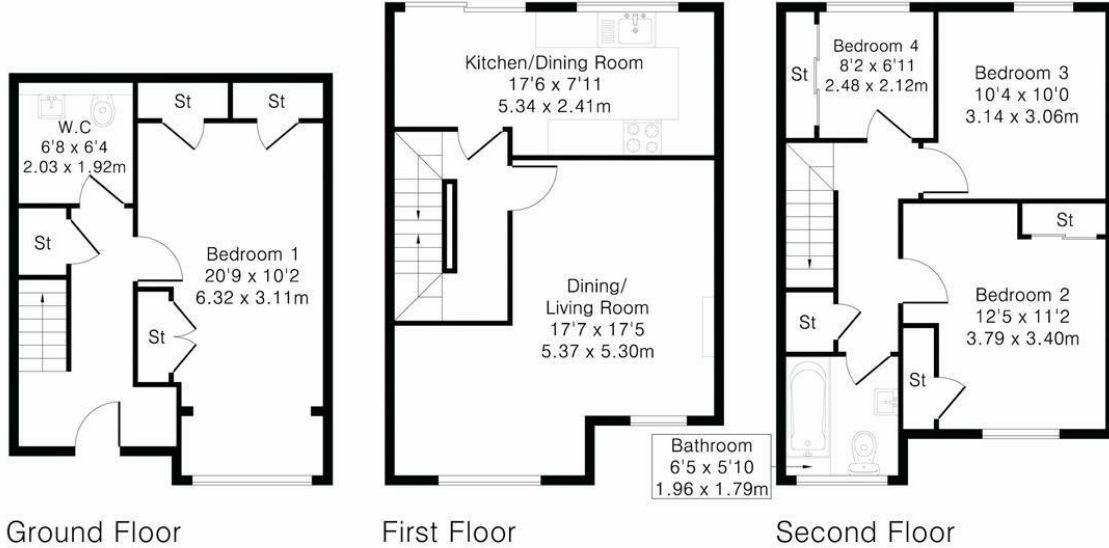
In the lounge the gas fire does not work

Parking

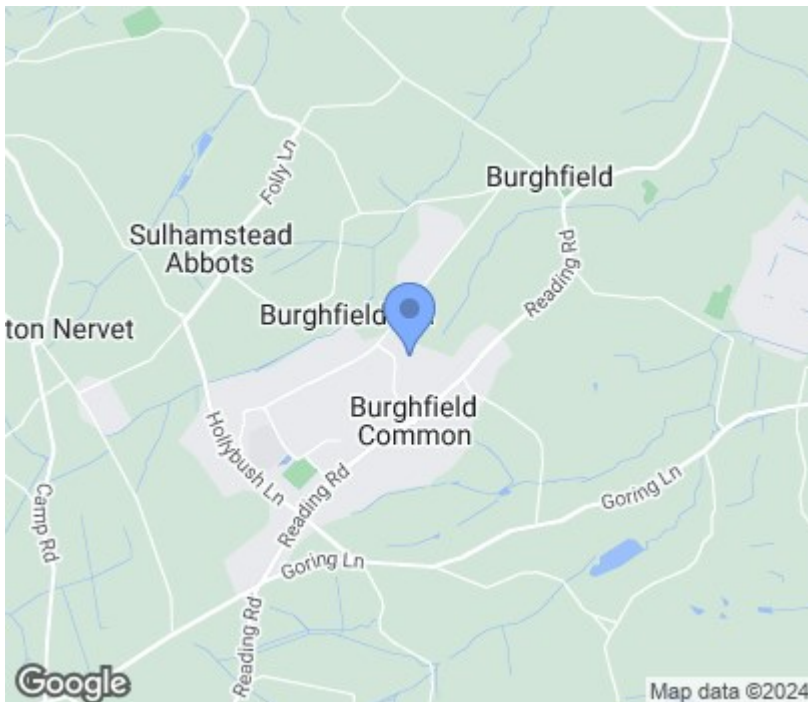
There is driveway parking

Floorplan

Approximate Gross Internal Area 1197 sq ft – 111 sq m
 Ground Floor Area 349 sq ft – 32 sq m
 First Floor Area 427 sq ft – 40 sq m
 Second Floor Area 421 sq ft – 39 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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sales@haslams.net
 0118 960 1000

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	

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