



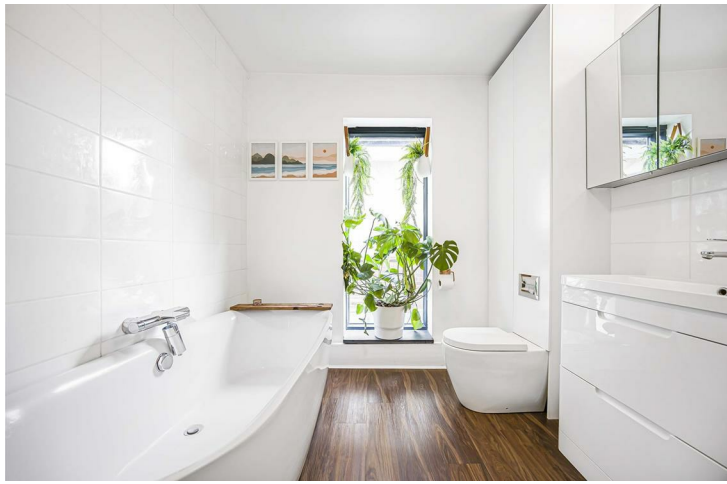
Situated in a cul-de sac address on the outskirts of the town centre is this impressive 1930's property which has been subject to considerable upgrading and extending to create a stunning family home. Finished with a high standard of specification the property is presented in a contemporary style throughout and will appeal to purchasers looking for a well-presented home. Providing flexible and adaptable accommodation with the option of 4 bedrooms with the principal bedroom featuring a Juliet balcony and a vaulted ceiling overlooking the south facing rear garden. Downstairs, a stunning 27' open-plan living room with full width bifold doors which creates a light & airy room. The well-equipped kitchen area features a central island with breakfast bar. Outside, the raised timber decked terrace is ideal for al fresco dining and also provides access to an insulated home office/gym. The home is ideally positioned for the town centre and local amenities and boasts excellent transport links by road and rail as well as easy access to business parks and the M4 motorway.

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



- Impressive extended detached contemporary styled home with the option of 4 bedrooms
- Principal bedroom with vaulted ceiling and Juliet balcony with 2 further 1st floor bedrooms
- Stunning 27' Open plan Kitchen-living room with central island & bifold doors
- 2 Further reception rooms; Home office/gym; Bathroom suite and 1st floor shower room
- South facing landscaped garden with split-level decking and children's play area
- High standard of finish and presentation throughout; No onward chain





Council tax band D

Council Reading

Garden

The garden is a particular feature and enjoys south aspect with a high degree of privacy with mature pine and redwood trees situated on the rear boundary. From the open -plan living room bifold doors open to the raised timber decking which has access to the home office, steps lead down to a lower tier of decking and the lawned garden flanked by 6 raised planters with olive trees. At the rear of the garden is a raised bark covered children's play area.

Parking

There is a gravelled driveway for 1 vehicle with area of lawn to side and steps down to a lattice paneled entrance porch with store cupboard and door access to home office/gym.

Additional information (Part B)

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

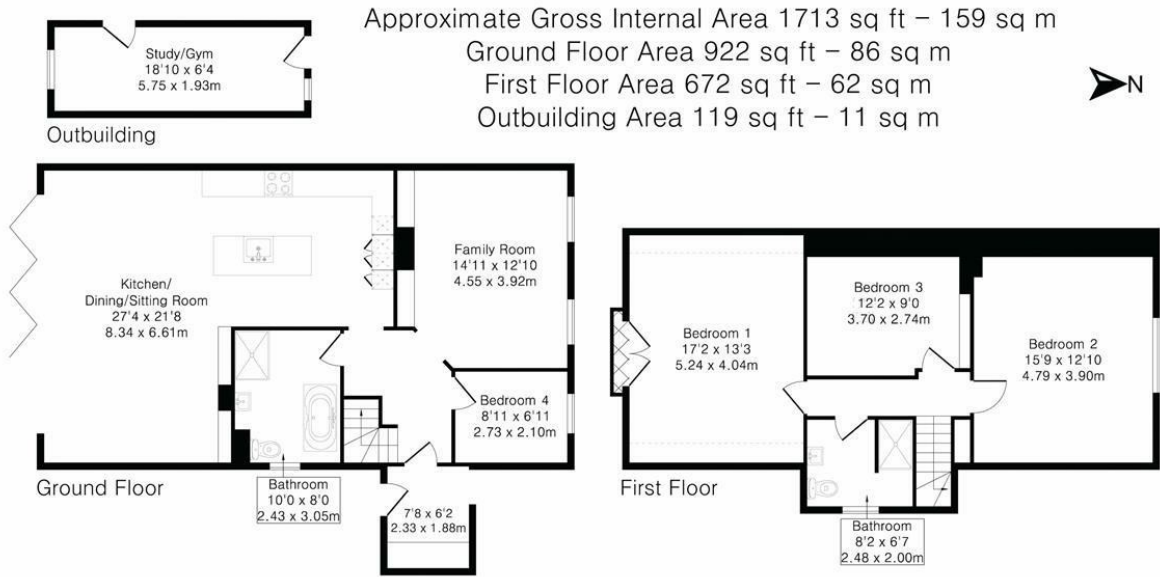
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Additional information (Part C)

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to a property For further information please check the gov.uk website "long term flood risk."

Floorplan



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.

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	

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.