



Welcome to Greenfields Road, Reading – a convenient location for local amenities, M4 junction 11 and Green Park Station. This property boasts three reception rooms and three ample bedrooms, perfect for a family looking to upsize. Further benefits include off-road parking and utility room which adds practicality to your daily routine.

To the rear of this property is the conservatory which leads to a privately enclosed garden with a patio leading to lawn.

This property is being sold with no onward chain complications.

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



- No onward chain complications
- Extended semi detached
- Off Road Parking
- Conservatory
- Utility room
- Easy access to m4 junction 11





Council tax band

Council C

Additional information – Financial & lease info

Years remaining: 935

Ground rent: £9 PA

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”

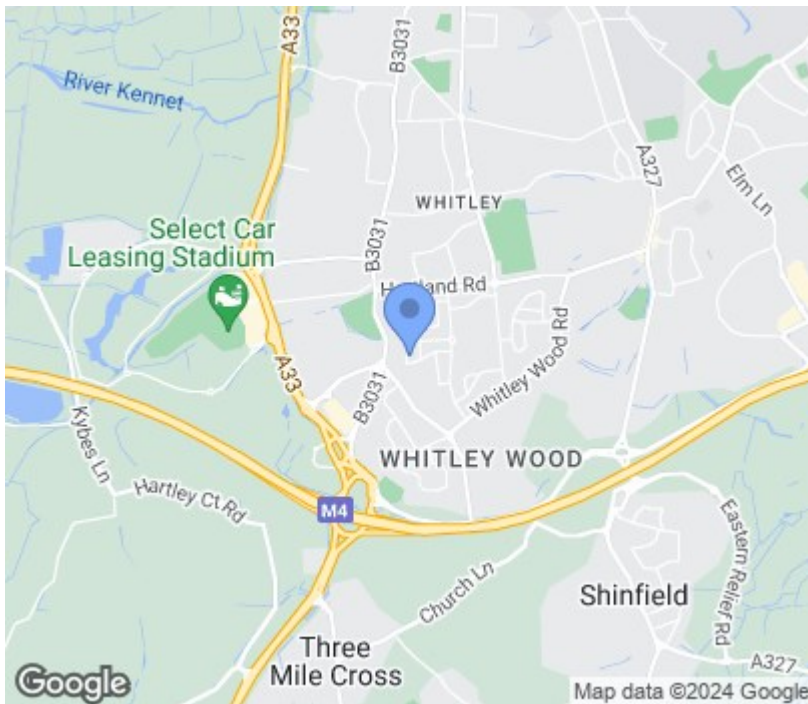
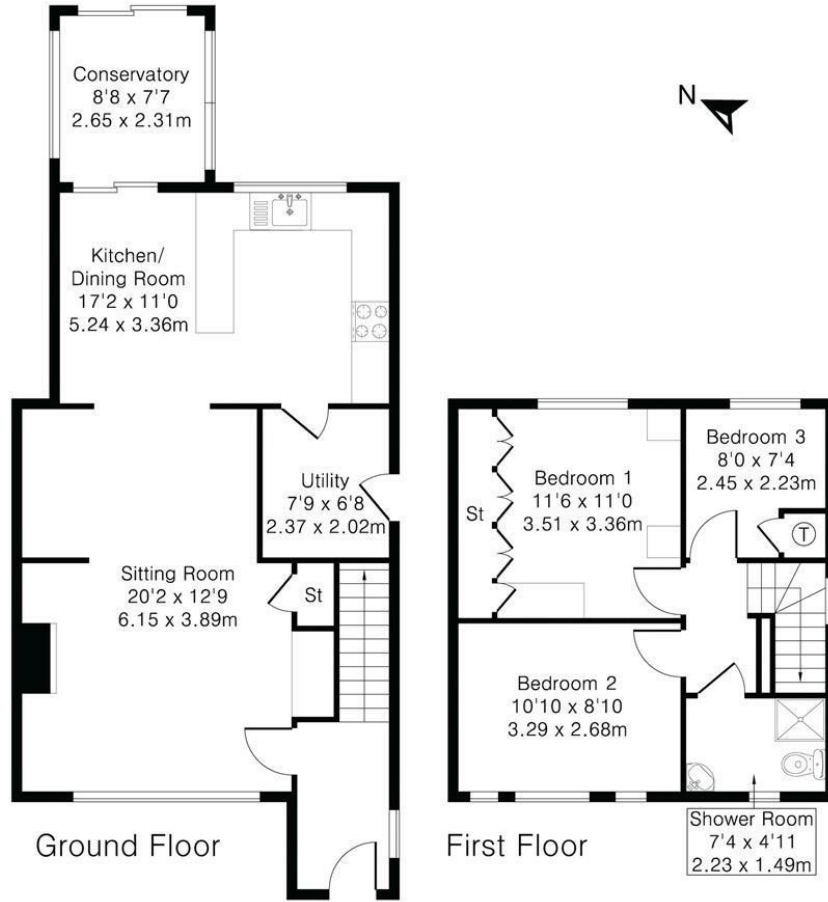
Additional information (Part C)

Parking

The property offers off road parking for a number of vehicles

Floorplan

Approximate Gross Internal Area 1054 sq ft – 98 sq m
 Ground Floor Area 671 sq ft – 62 sq m
 First Floor Area 383 sq ft – 36 sq m



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.