

HASLAM'S
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Whitegates Lane, Earley, Reading

£850,000

Offered to the market is this four bedroom, extended family home. Brought to the market for the first time in 13 years this 1930s home offers a vast amount of flexible living accommodation. The generous ground floor comprises of two/three receptions rooms with a true show stopper of an extension across the back of the property. The large windows and skylight provide a light and airy feel to the heart of the house, while the addition of a study and workshop offer flexible space to be used at the owners discretion. Upstairs you will find four bedrooms three of which are doubles, a bathroom and additional shower room. The master bedroom overlooks the mature garden, and with its vaulted ceiling there is a real sense of space and calm as you find yourself gazing out through the trees. The vendors have really made the 100ft rear garden their own, adding an outbuilding creating individual spaces; viewings are highly recommended.





- 1930s character home
- Four bedrooms
- Flexible accommodation
- In excess of 2000 sqft
- Well maintained and extended by the current owners
- 100ft garden



Council tax band E
Wokingham Borough Council



Additional information (Part B)
Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating and underfloor heating

Broadband connection available (information obtained from Ofcom):

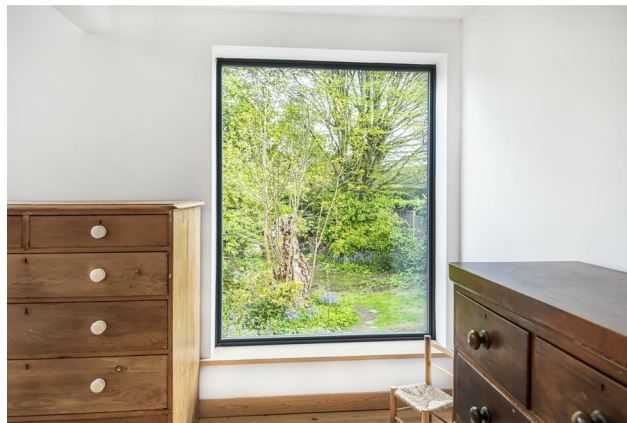
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

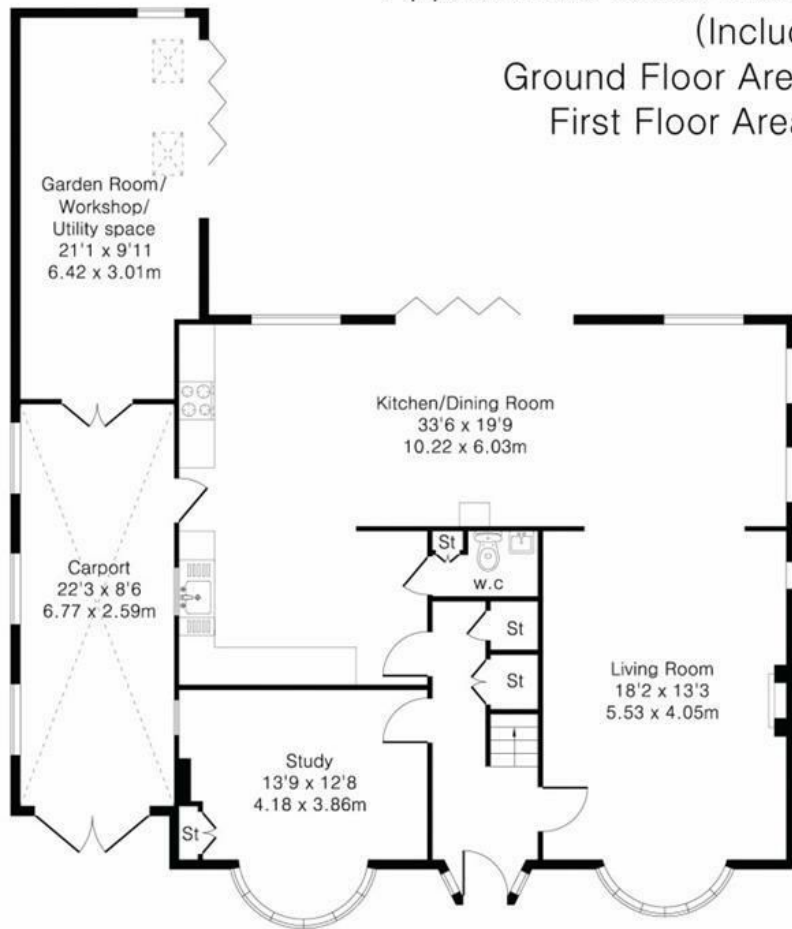
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Parking

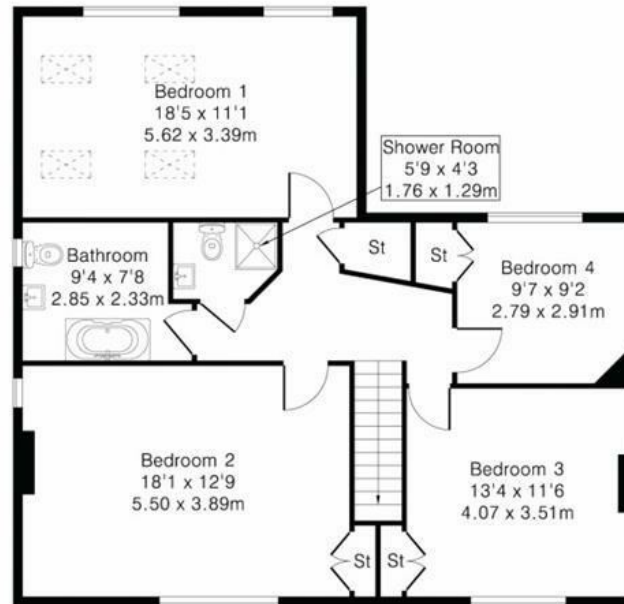
There is off road parking for 3 cars and a carport available at the property.



Approximate Gross Internal Area 2333 sq ft – 217 sq m
 (Including Carport)
 Ground Floor Area 1430 sq ft – 133 sq m
 First Floor Area 903 sq ft – 84 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.