

**HASLAM'S**  
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84, Pitts Lane, Reading, RG6 1BU

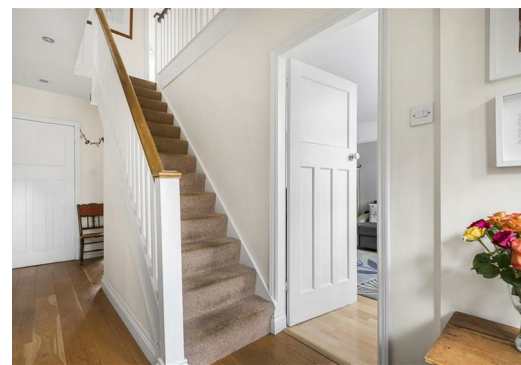
£740,000



This detached family home is situated on a popular residential setting on the Woodley and Earley borders convenient for business parks, M4 access and local schools and amenities. Set back from the road with a gravel driveway, the property offers adaptable and flexible accommodation that overlooks a delightful 200' garden and backs on to allotments. There are three bedrooms upstairs with the principal bedroom featuring a Juliet balcony that enjoys a garden aspect and far reaching views. Downstairs, the well-appointed living room has a wood stove and is complimented by 2 further reception rooms, one could be used as an additional bedroom if required. There are three bedrooms upstairs with the principal bedroom featuring a Juliet balcony

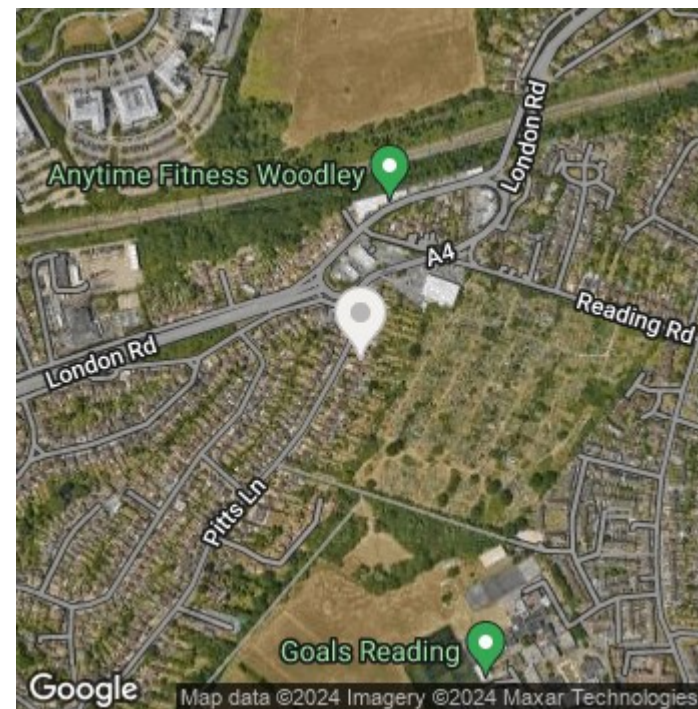






- Adaptable accommodation with option of 4 bedrooms, principal with Juliet balcony
- 20' Living room with wood stove
- Dining room and study/bed 4
- Open plan kitchen and conservatory with breakfast bar & larder
- 1st floor bathroom & shower; Additional ground floor shower room
- Established 200' garden; Garage & driveway parking

Council tax band E  
Council- Wokingham







#### Garden

The garden extends in excess of 200' and is a particular feature and will appeal to purchasers seeking a high degree of privacy . The paved patio abuts a well-maintained lawned garden interspersed by mature trees and shrub borders and a rustic pergola, summer house and a log store.

#### Additional information:

##### Parking

The property has a gravel driveway with parking for multiple vehicles leading to a detached garage.

##### 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 website "Broadband and mobile coverage checker"

##### Part C

We understand the garage roof panels may contain asbestos. The property is subject to a right of way for the owners of number 82 (to the right of the property) solely for maintenance only. The owners intend to apply a overage for a period of 10 years in the event of the garden being re-developed for residential dwellings.

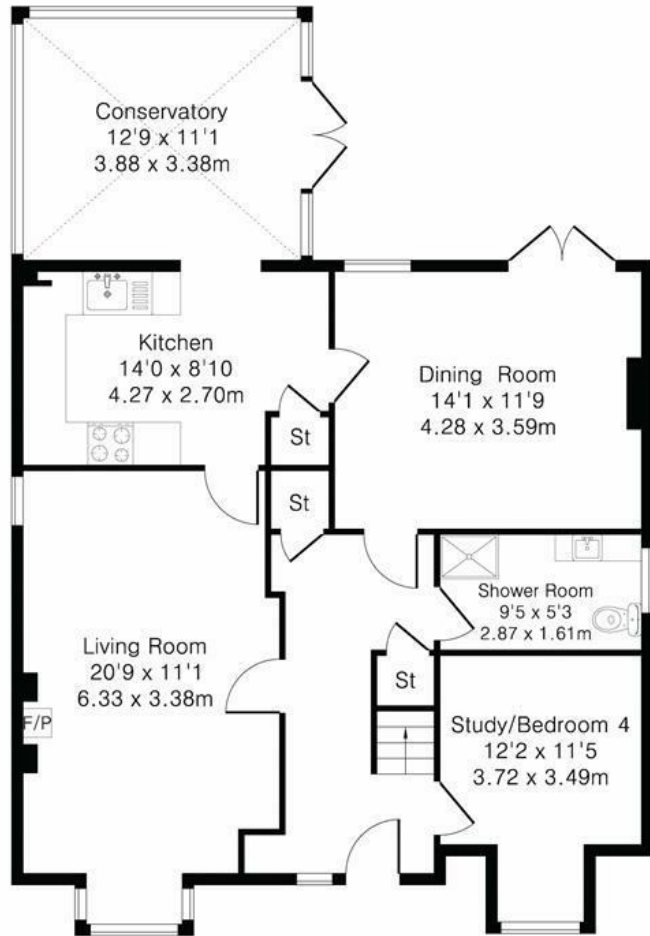




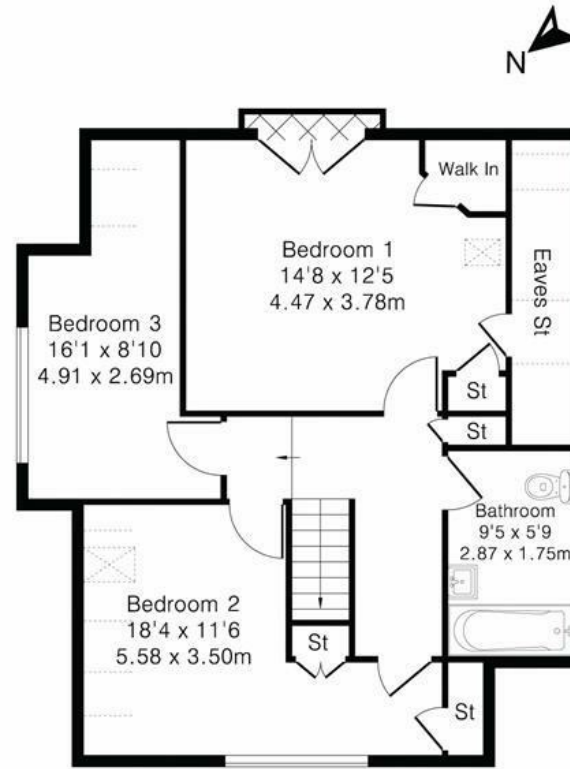
Approximate Gross Internal Area 1536 sq ft – 142 sq m

Ground Floor Area 940 sq ft – 87 sq m

First Floor Area 596 sq ft – 55 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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.