

HASLAM'S
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1, Wilder Crescent, Reading, RG7 1WT

£800,000

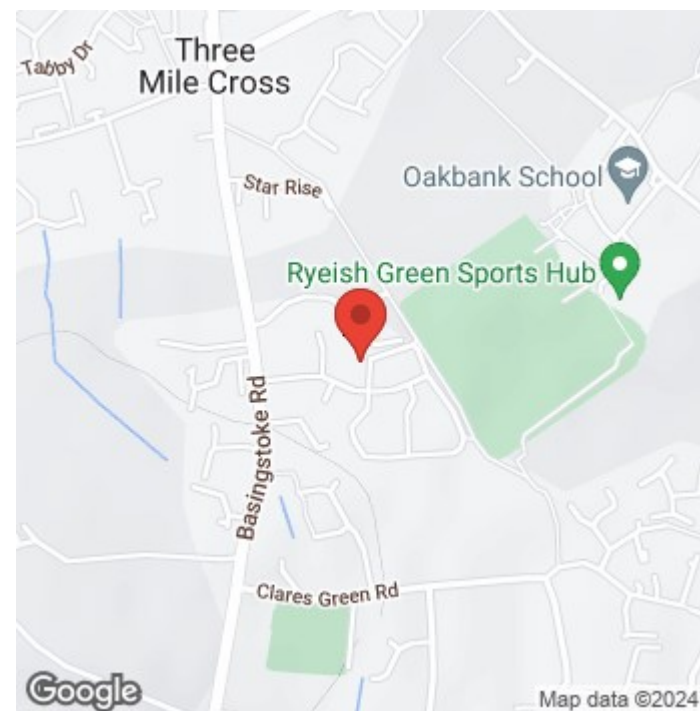
Built by Crest Nicholson and favourably positioned in the development is this family home offering circa 2000sqft of accommodation. Framed with wonderful landscaping this 'Orchard' design delivers in both curb appeal and living space. Entering the property you are greeted by a light and airy entrance hall which gives access to all three of the living rooms. The lovely snug room is mirrored on the other side of the house with a grand front to back living room. At the back the back of the property is the heart of the home, with a circa 20ft kitchen dining room, complete with breakfast bar and a separate utility space. Upstairs there is four double bedrooms, three bathrooms, two of which are en-suites, with three rooms also having integrated wardrobes. Outside the attention to detail continues, with a deceptively spacious garden, presented in immaculate condition laid to patio and then lawn. The garage is also accessible from the garden and leads on to driveway parking.





- Generous south east aspect corner plot position
- Garage and parking for multiple cars
- Four double bedrooms
- Three bathrooms
- Circa 2000sqft of flexible living accommodation
- Immaculately presented throughout

Council tax band G
Council- Wokingham



Additional information:

Parking

There is driveway parking for multiple cars and a single garage

Part A

There is an Estate charge of £123.47 half yearly

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):

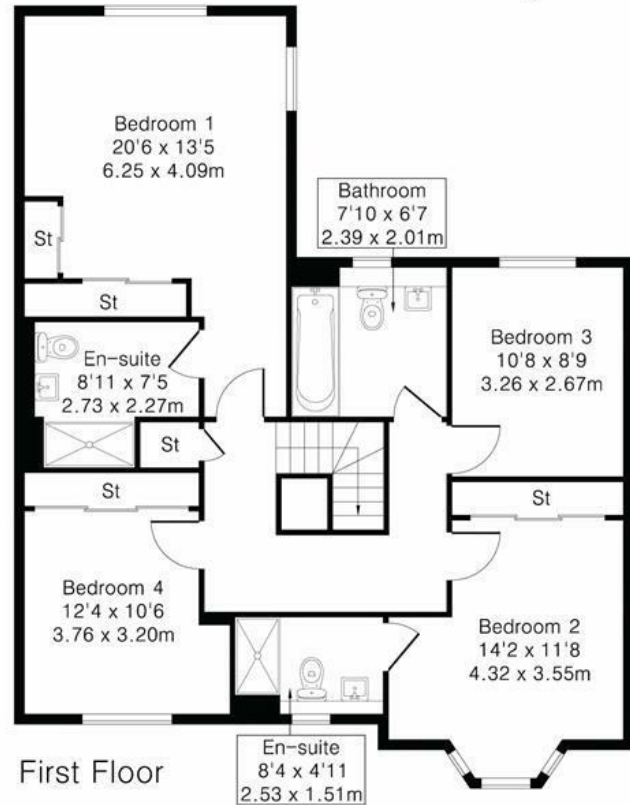
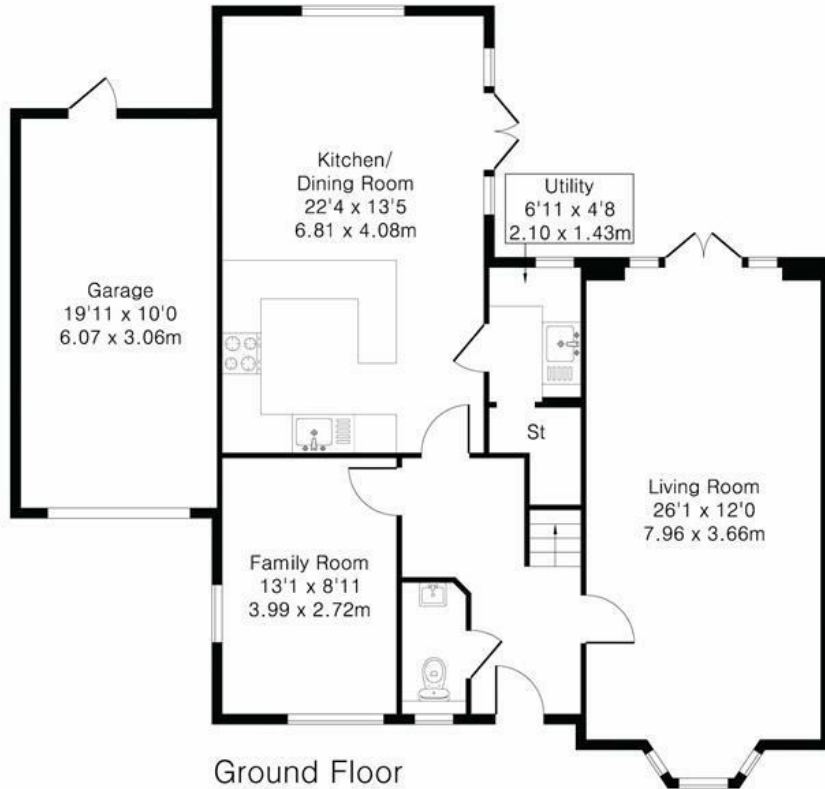
Ultrafast – Fibre to the premises (FTTP)

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"



Approximate Gross Internal Area 1997 sq ft – 185 sq m
 (Including Garage)
 Ground Floor Area 1101 sq ft – 102 sq m
 First Floor Area 896 sq ft – 83 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	85	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.