

Abbotsleigh Gardens

£575,000

HASLAM'S
Sales

Caversham, RG4 6LA



Nestled in a quiet cul-de sac position is this delightful link-detached home which is offered for sale with no onward chain. The 3 bedroom home features a living room with a fireplace and has direct access to the garden as well as a separate dining room, a fitted kitchen and a study. The property benefits from a number of air-conditioning units and a private south-easterly facing garden the location is ideal for both the center's of Caversham and Reading with local bus routes and schools nearby.

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

sales@haslams.net
0118 960 1000



- 3 Bedrooms, principle with en suite
- Dual aspect living room with double doors to the garden
- Fitted kitchen with appliances
- Dining room with rear bay window; Study
- Garage & driveway; Air-conditioning
- Private garden; No onward chain





Council tax band E

Council- Reading

Additional information: Parking

Parking

There is driveway parking leading to a single garage.

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) (fibre connection is to the house but will need to be completed by incoming purchaser)

Mobile phone coverage

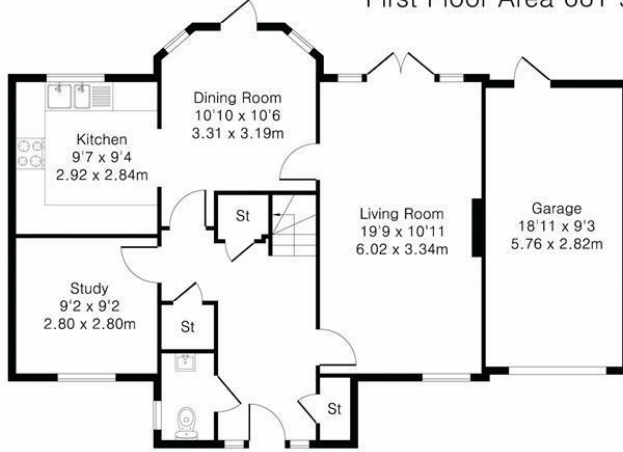
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

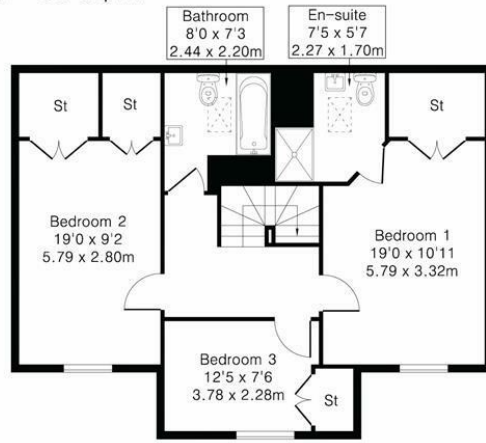
Approximate Gross Internal Area 1573 sq ft – 146 sq m
Including Garage

Ground Floor Area 892 sq ft – 83 sq m

First Floor Area 681 sq ft – 63 sq m



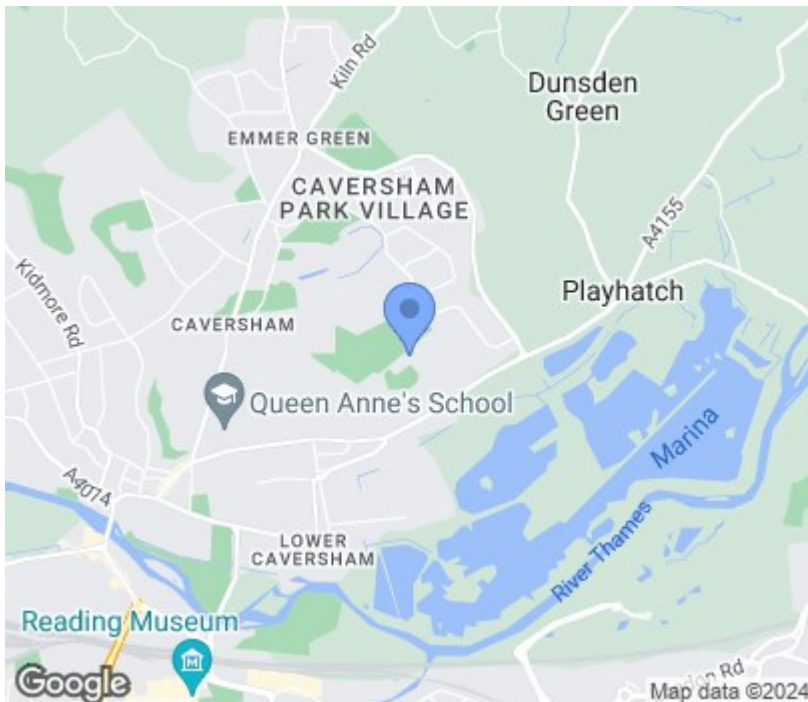
Ground Floor



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(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.