



Enjoying a cul-de sac position within a favoured residential address is this 3 bedroom extended link-detached home. With the option of 3 reception rooms alongside a kitchen-dining room and a conservatory, the property is further complimented by an artificial lawn and an open fronted garden room. Ideally positioned for local village amenities, schools, bus routes and with easy access to M4 and business parks.

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

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- 3 bedroom
- 16'2 Living room
- 16'2 kitchen-diner
- 2 Further reception rooms
- Conservatory; Garden with artificial lawn and open-fronted garden room
- Driveway parking for a number of vehicles







Council tax band E

Council- Wokingham

Additional information:

Parking

There is driveway parking with an area of additional brick paved parking.

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

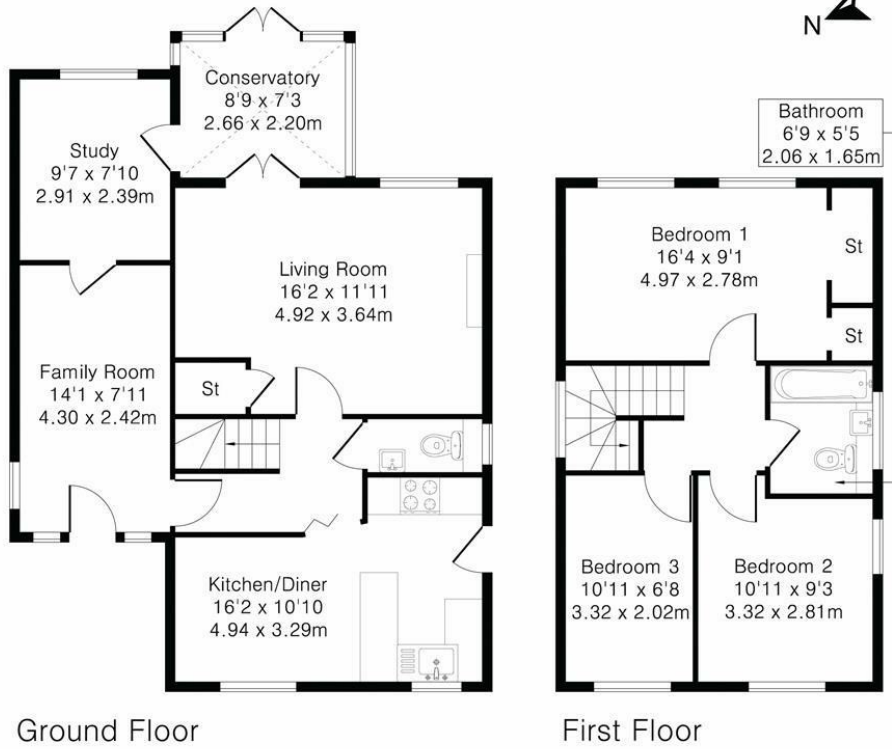
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Garden

The garden benefits from an artificial lawn and a paved patio which leads to an open fronted garden room. There are 2 sheds and side gate access.

# Floorplan

Approximate Gross Internal Area 1111 sq ft – 103 sq m  
 Ground Floor Area 688 sq ft – 64 sq m  
 First Floor Area 423 sq ft – 39 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		61	
(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.