



This semi-detached home is situated in a popular residential address located close to Rivermead Primary school and is within easy access to the A329(M). The property is conveniently positioned for local business parks and is within walking distance of Dinton pastures country park. Extended to provide 4 bedrooms over three floors, the ground floor incorporates well-planned living accommodation and is further complimented by a 74' garden. The property offers the opportunity for individual improvement and upgrading and is offered for sale with no onward chain.

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



- 4 Bedrooms
- 24' Living room with separate Dining room; Conservatory
- Kitchen-breakfast room; Utility/WC
- Bathroom with shower cubicle
- Garage and driveway parking
- Established 74' lawned garden; No onward chain





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has a brick paved and shingle driveway providing parking for multiple vehicles with a single 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 web-site “Broadband and mobile coverage checker”

Garden

Enjoying a south westerly aspect the garden extends to 74' and incorporates an area of paved patio with a timber gazebo and a lawned garden with shed, workshop and a greenhouse.

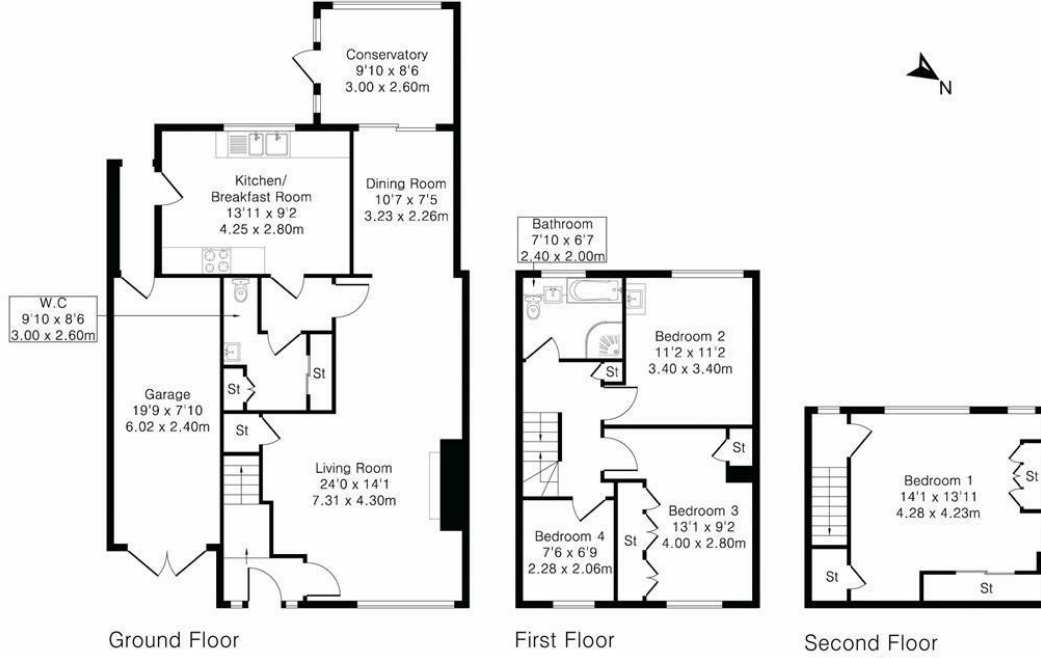
# Floorplan

Approximate Gross Internal Area 1556 sq ft – 144 sq m  
(Including Garage)

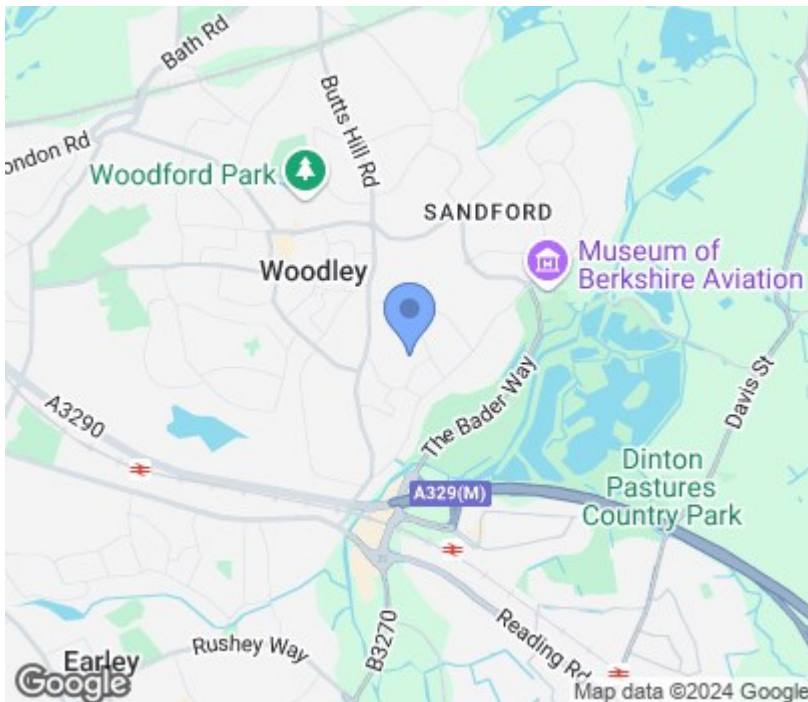
Ground Floor Area 909 sq ft – 84 sq m

First Floor Area 408 sq ft – 38 sq m

Second Floor Area 239 sq ft – 22 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		84
(69-80)	C		
(55-68)	D	58	
(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.