



Located towards the end of a popular cul de sac address in west Reading is this detached Edwardian home. The property has been extended to provide well-appointed accommodation to each floor with the benefit of 4 bedrooms, 2 are interconnected and 3 reception rooms with a wet room shower on the ground floor. The property is conveniently positioned for local schools, shops and excellent transport links with Reading West station and local bus routes nearby.

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



- 4 Bedrooms (2 interconnected)
- Living room with bay window and real effect gas fire
- Dining room with double doors to garden
- Kitchen with breakfast room
- Ground floor wet room shower; 1st floor bathroom
- South facing garden





Council tax band D

Council- Reading

Additional information:

Parking

There is a single garage with driveway parking and the on-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

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"

Part C

It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Garden

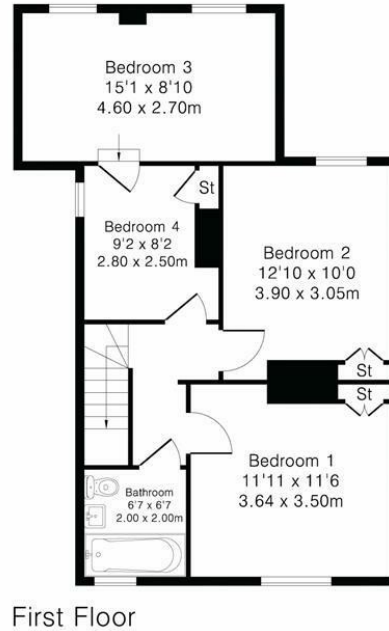
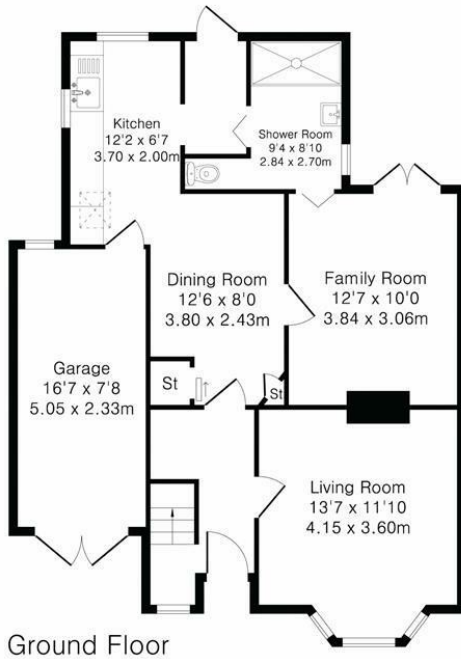
The rear garden enjoys a southerly aspect and is lawned with an area of timber decking and a pathway leads to a rear gate that opens on to Lundy Lane.

Floorplan

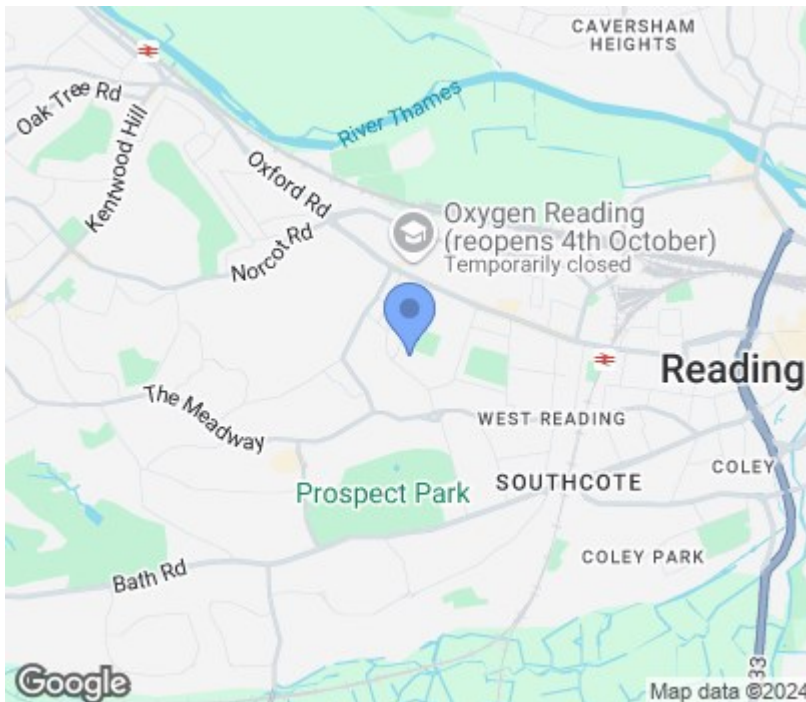
Approximate Gross Internal Area 1329 sq ft – 123 sq m
(Including Garage)

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 584 sq ft – 54 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	59	
(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.