



This spacious, deceptive and extended family home is ideally located within easy reach of schools, shops, bus routes and Prospect park. The property enjoys an 80ft rear garden which has a south westerly aspect and a very useful large wooden outbuilding.

The property has gas radiator heating, double glazed windows, no onward chain complications and is in general need of cosmetic updating. There is a garage and three car driveway.

The property comprises five bedrooms with an en-suite shower room to the master and a family bathroom servicing the other bedrooms. On the ground floor can be found large reception room with a rear aspect, separate dining room, spacious kitchen, utility room and WC.

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



- Five bedroom detached home
- Two large reception rooms
- Spacious kitchen with utility & WC
- En-suite shower room to bedroom 1
- Family bathroom
- 80ft private s/west facing garden





Council tax band E

Council- Reading

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a 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):

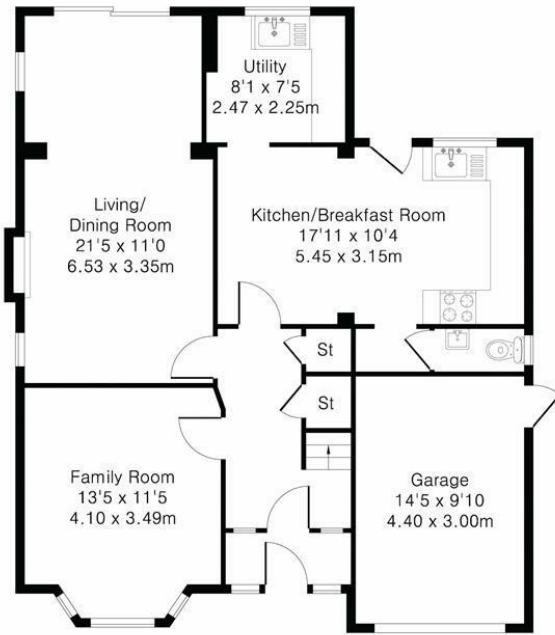
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

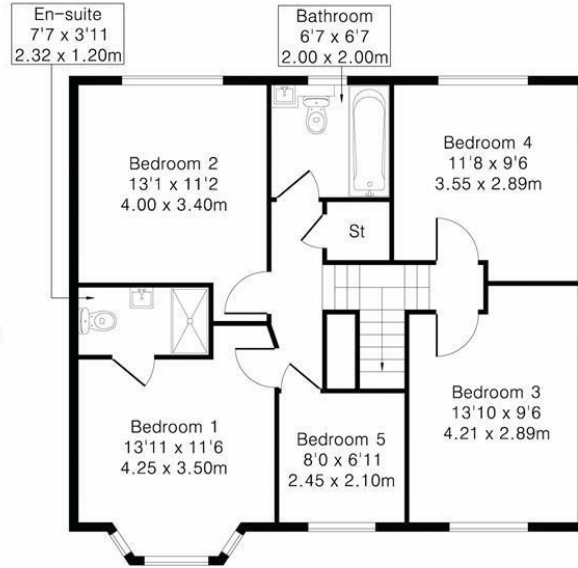
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1680 sq ft – 156 sq m
 (Including Garage)
 Ground Floor Area 924 sq ft – 86 sq m
 First Floor Area 756 sq ft – 70 sq m



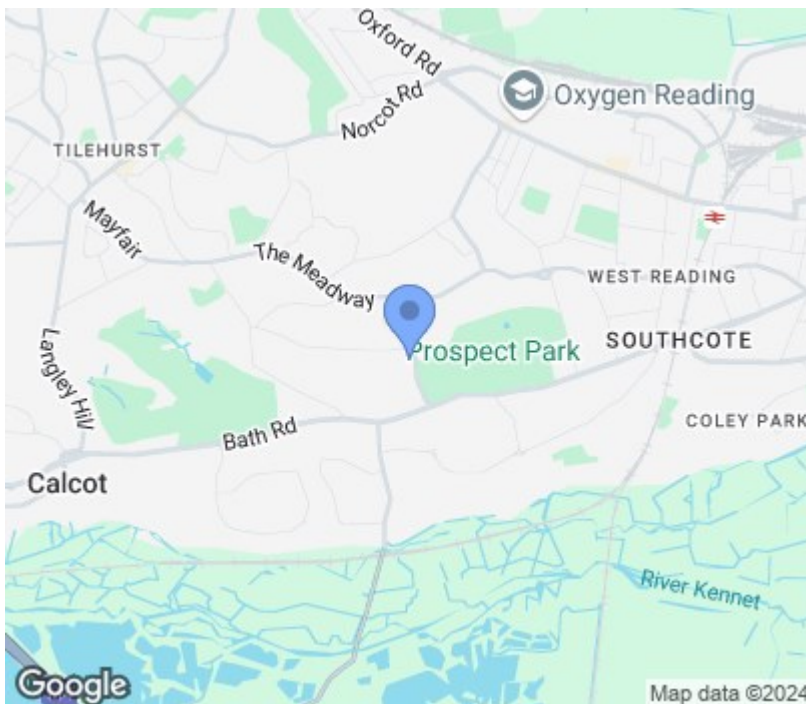
Ground Floor



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		
(81-91)	B		
(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.