



Benyon Court is a highly desirable private development located on the outskirts of the town centre, within walking distance of both Reading West and the mainline station. A sizable modern 4 bedroom home with 2 reception rooms and a separate kitchen, the current vendors have enjoyed living in the property for over 20 years and has been upgraded and finished to a meticulous standard and specification throughout. From all sides of the property you enjoy views onto well-maintained gardens and open green spaces. Added benefits are there is ample parking spaces and the current vendors can move swiftly without a complicated chain.

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



- 4 Bedroom townhouse
- Stunning finishes & attention to detail
- Separate dining room
- Stylish bathroom & downstairs wc
- Garage & off street parking
- Direct views onto the central green







Garden & outside

There is a beautifully maintained rear garden where the owners have given thought to ensure a green and luscious outlook is maintained throughout the year. To the front, the property is set back behind an area of lawn and well maintained shrub borders, beyond this you enjoy direct access on to the central green; an area which is enjoyed by residents as a place to sit out and for children to play, the area is regularly maintained and paid for by the residents association with the annual cost at £80 approx PA

Additional information:

Parking
The property has a single garage in a block nearby as well as options off-street in the development.

Services:

- Gas - mains
- Water - mains
- Drainage - mains
- Electricity - mains
- Heating - Gas central heating

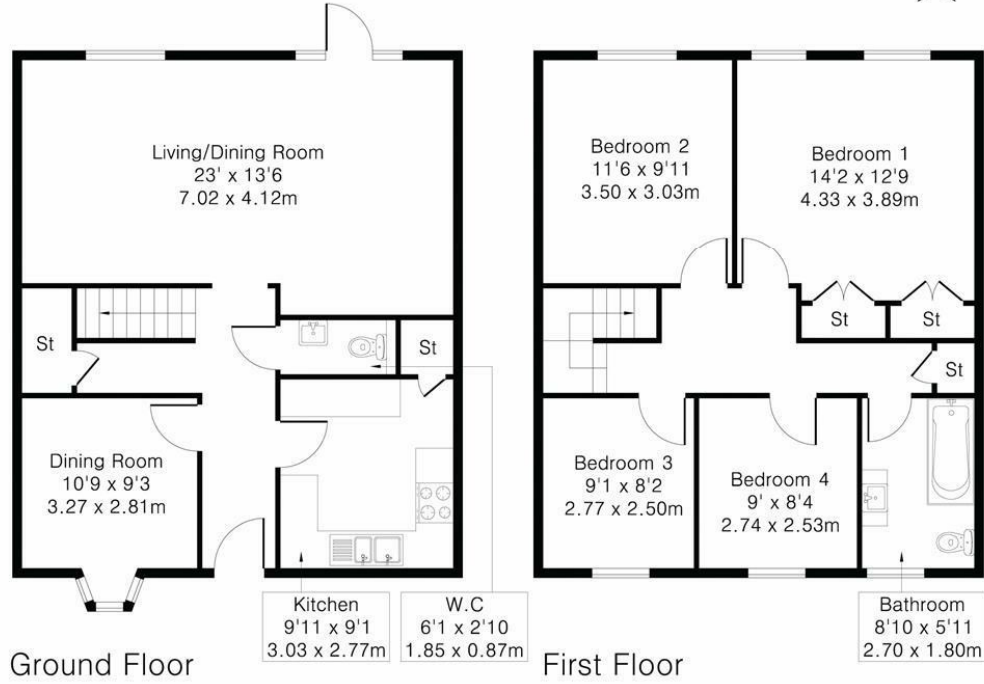
Broadband connection available (information obtained from Ofcom):
Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

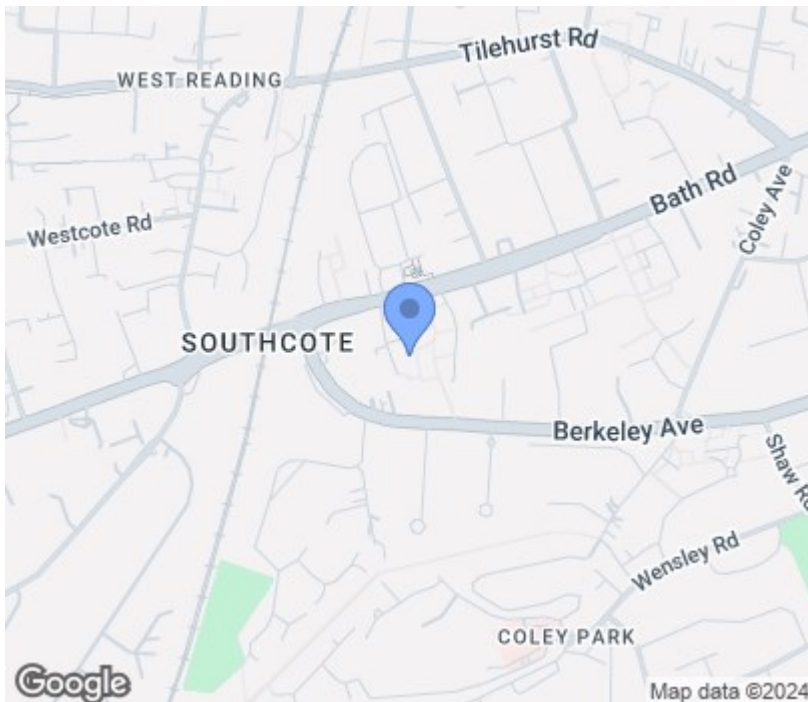
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 1220 sq ft – 113 sq m
 Ground Floor Area 612 sq ft – 57 sq m
 First Floor Area 608 sq ft – 57 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			
(82 plus) A			85
(81-81) B		73	
(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.