

**HASLAM'S**  
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41, Old Bath Road, Reading, RG4 6SY

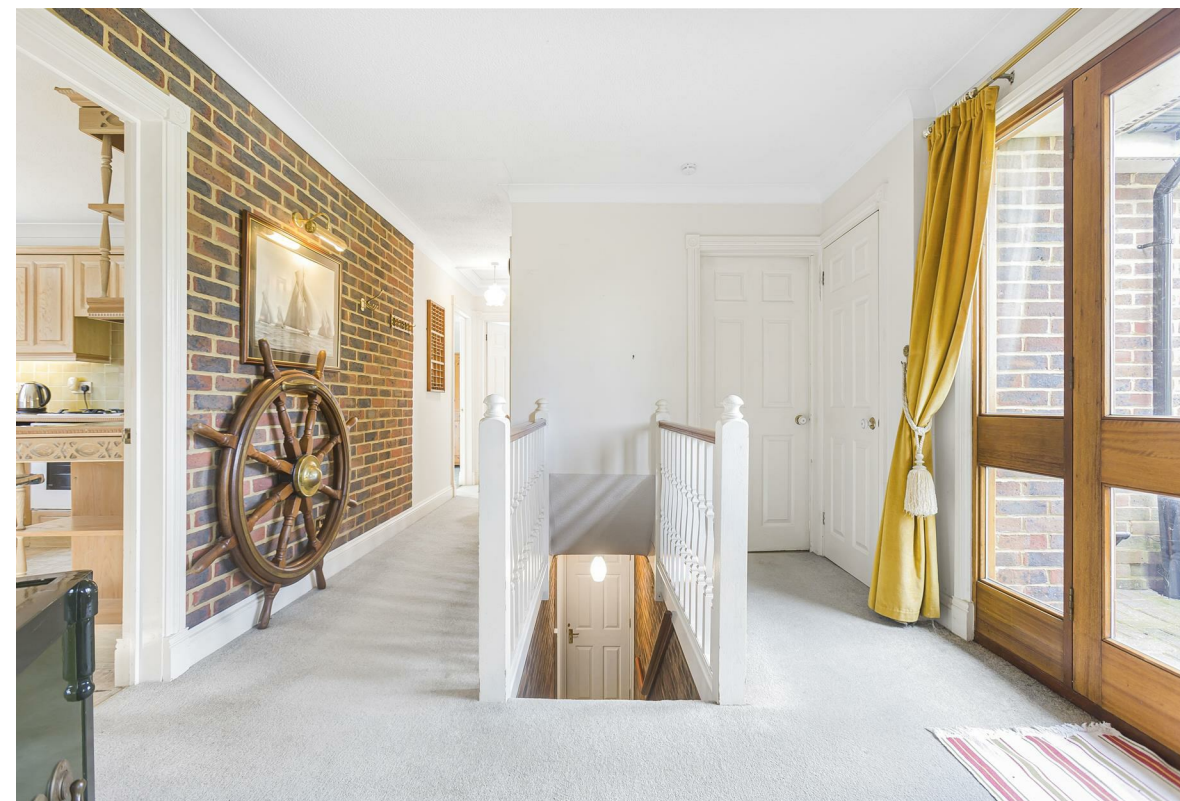
£745,000



This individual two-storey property is located in an enviable setting in one of Sonning's most desirable roads. Offering well-planned and generous accommodation, the home offers flexibility to appeal to those purchasers seeking a detached home with ample parking and the potential of an annexe or guest accommodation on the lower ground floor. Enjoying a south facing landscaped garden with a feature gazebo which is ideal for al fresco dining, the property further benefits from excellent transport links and is offered for sale with no onward chain complications.



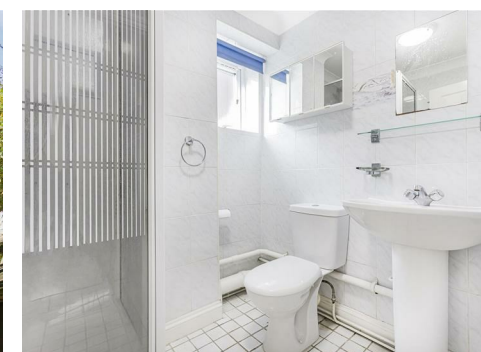
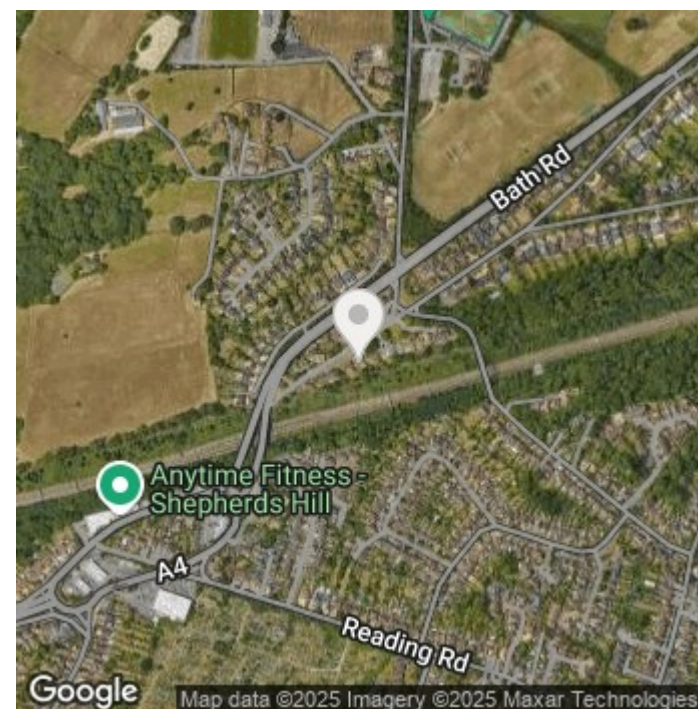




- 3 bedrooms, principle with en suite
- 22' Dual aspect living room with 2 additional reception rooms
- Two storey accommodation with annexe potential
- Family bathroom and separate shower room
- Established gardens; Double garage and driveway parking
- Easy access to local amenities and transport links; No onward chain



Council tax band F  
Council- WBC







Additional information:

Parking

The property has driveway parking for multiple vehicles.

There is a double garage with an electric door and an utility area.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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”

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.

The property is subject to a specific easement with the rear portion of the rear garden is leased from Network Rail and is subject to a peppercorn ground rent.

Sonning Local Information

Excellent transport links are provided via Junction 8/9 and 10 of the nearby M4 motorway, allowing easy access to Heathrow Airport (26 miles), as well as the popular nearby towns of Reading (3.5 miles), Henley (7 miles), Maidenhead (15 miles) and Windsor (20 miles), where shopping, leisure and recreational facilities are plentiful. Mainline Reading station is close by with fast trains to Paddington (from 27 minutes) and the Elizabeth Line with trains to Liverpool Street. This area is also well served with private schools at junior and senior level, including Reading Blue Coat and Shiplake College.

Garden

The landscaped south facing garden has been designed to incorporate a number of seating areas with a paved patio terrace with steps down to the lower level which has a brick paved patio and external access to the lower floor kitchen. There is a cedar roof gazebo with balcony and an area of timber decking overlooking the lawned garden with cobbled pathway and a feature palm tree. There are timber steps behind the gazebo leading up to a further area of garden.

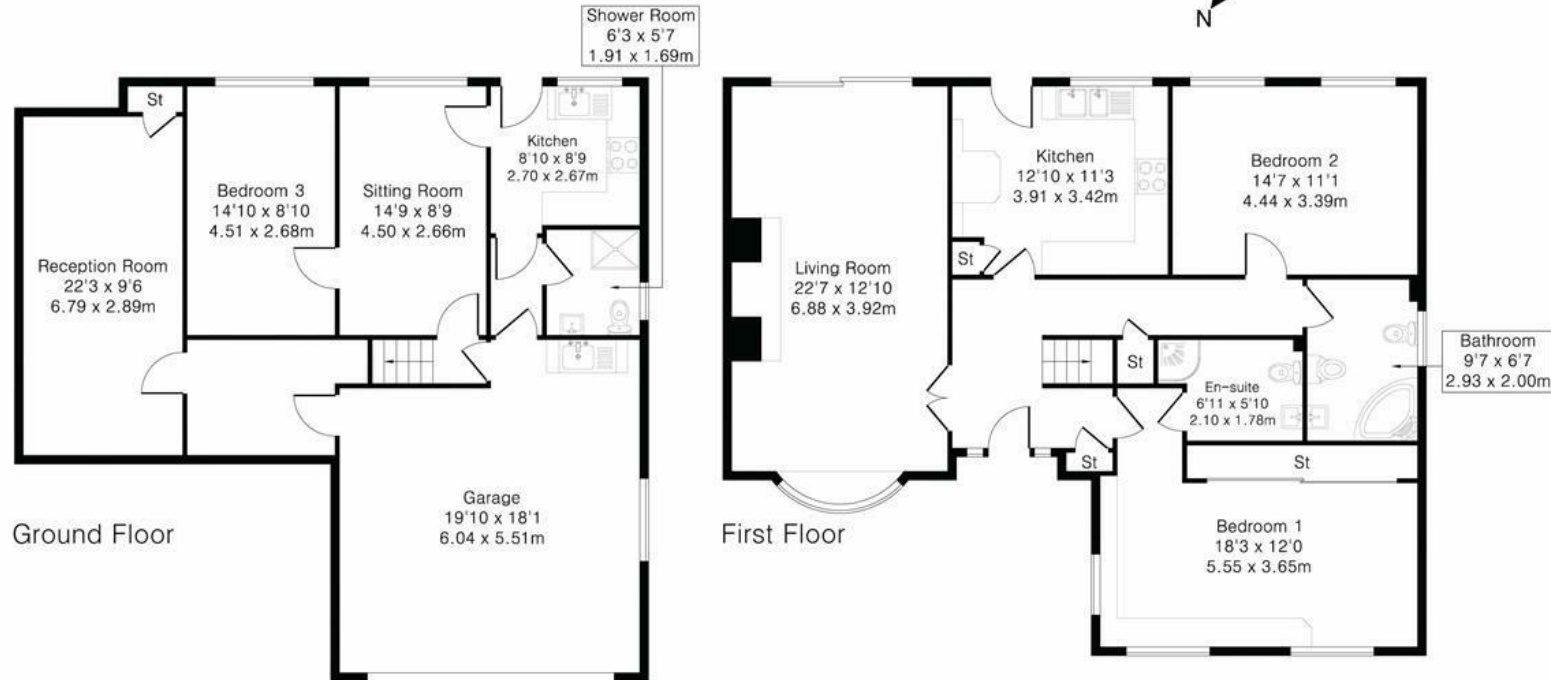


## Approximate Gross Internal Area 2155 sq ft - 200 sq m

(Including Garage)

Ground Floor Area 1024 sq ft – 95 sq m

First Floor Area 1131 sq ft – 105 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.