

HASLAM'S
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11, Bramble Crescent, Reading, RG30 4TX

£515,000

This very well presented home has been sympathetically extended to create a wonderful family home located close to the centre of Tilehurst village. The setting provides easy access to schools, bus routes, shops and walks in the adjacent Blundells Copse. With 3 bedrooms and an ensuite to the principle bedroom, the property also features a very impressive open plan kitchen/dining room with a central island and doors opening to the east-facing garden. There are two further reception rooms, a downstairs WC and the property also features a modern bathroom suite, double glazed windows and a recently fitted gas boiler.

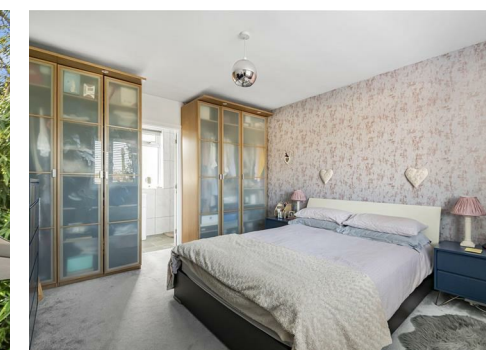
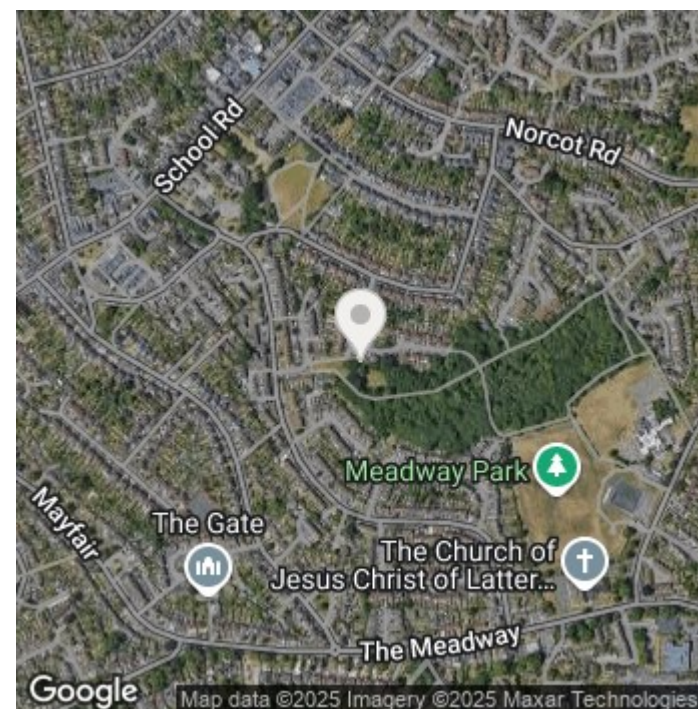




- Three/Four bedroom extended semi-detached home
- Stunning kitchen/dining room
- En-suite to master and family bathroom
- Spacious living room and separate family room
- Downstairs cloakroom
- Off road driveway parking



Council tax band D
Council- Reading





Additional information:

Parking

The property has a driveway

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

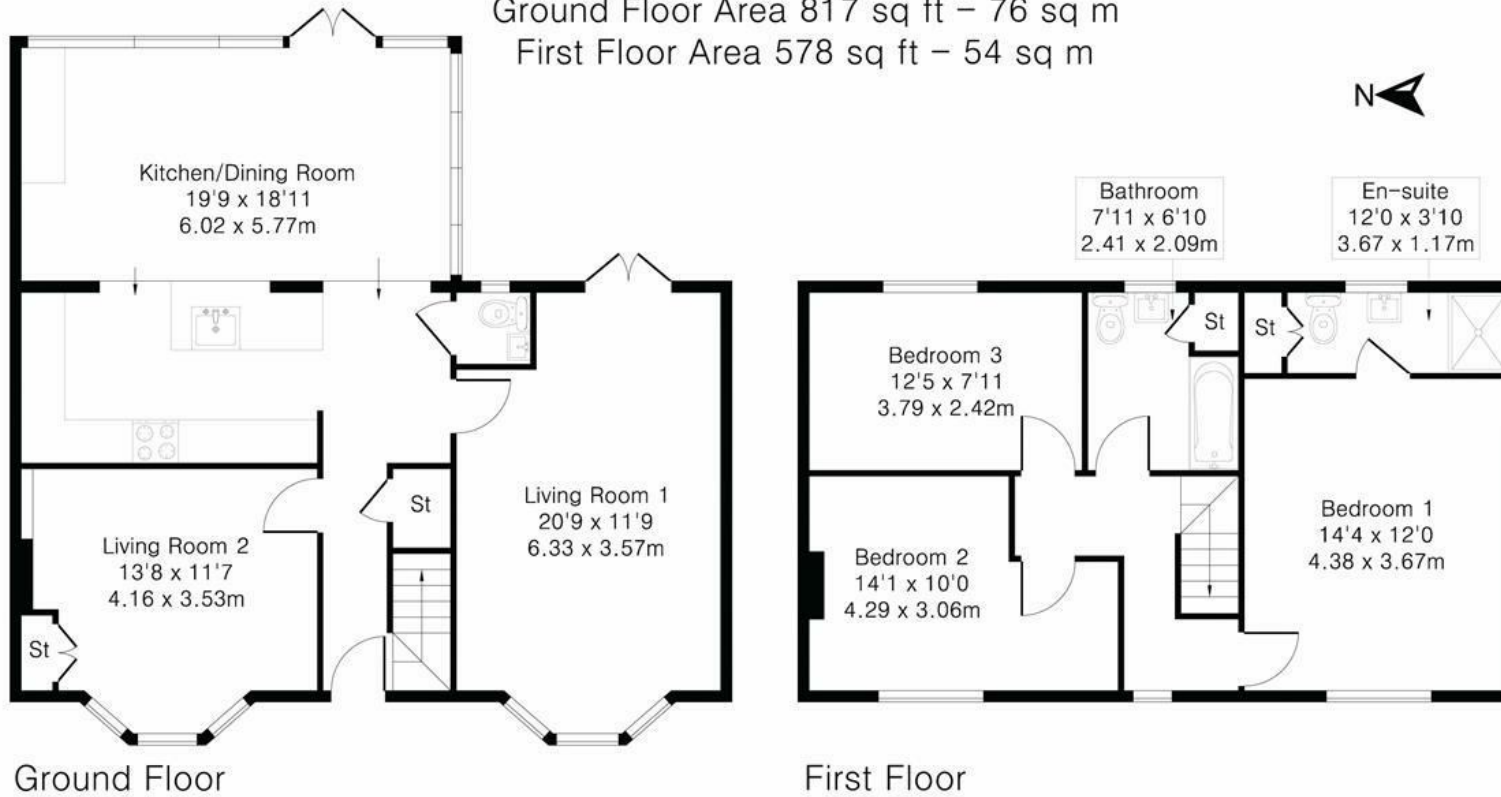
Enjoying an easterly aspect, the garden incorporates a paved patio with an area of artificial lawn bordered by bamboo to create a private garden .



Approximate Gross Internal Area 1395 sq ft - 130 sq m

Ground Floor Area 817 sq ft – 76 sq m

First Floor Area 578 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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

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