



Situated in the well regarded suburb of Earley is this detached chalet bungalow which has been extend to provide spacious accommodation . Earley benefits from several local amenities including Palmer Park Leisure Centre, Earley train station and a choice of local shops.

This spacious property comprises 27ft Living room, kitchen breakfast room, dining room, utility leading to shower room and 2 double bedrooms . On the first floor there are a further 2 bedrooms and storage space. To the rear of the property is a privately enclosed garden with patio leading to lawn, 24ft garage and side access.

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

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- Extended bungalow
- 27ft Living room
- Bathroom and shower room
- Kitchen breakfast room
- Ample off road parking
- 24ft Garage





Council tax band E

Council- Wokingham

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a garage.

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"

The property has a right of way to the rear which allows access to drainage.

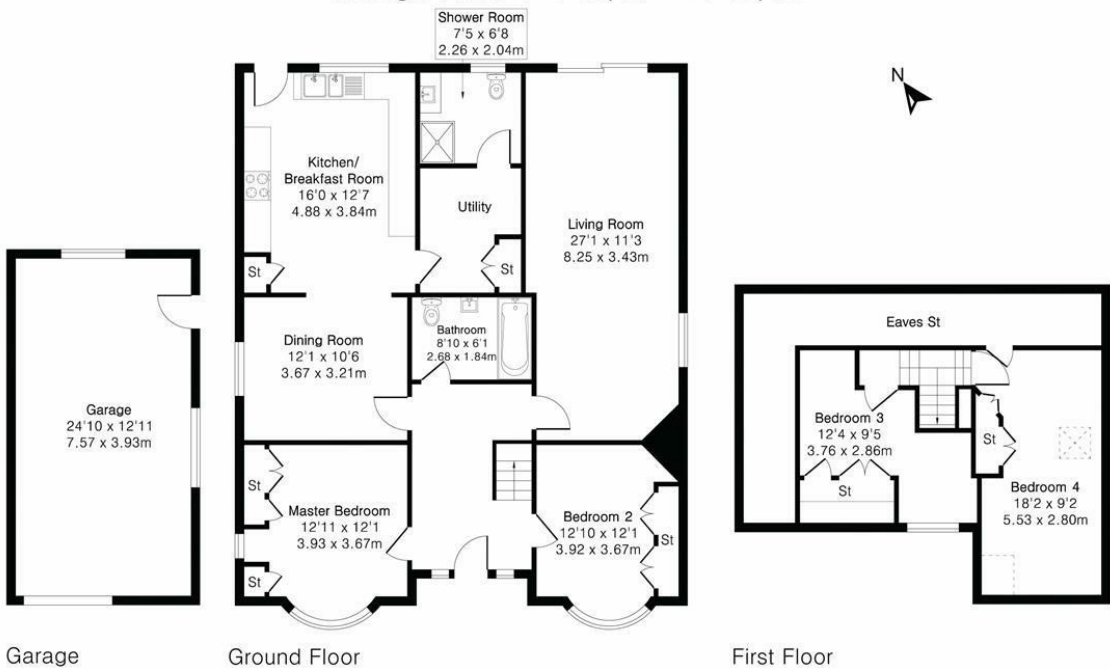
Floorplan

Approximate Gross Internal Area 1877 sq ft - 174 sq m

Ground Floor Area 1226 sq ft – 114 sq m

First Floor Area 331 sq ft – 31 sq m

Garage Area 320 sq ft – 29 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.



HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.