



Haslams is delighted to offer this modern property in a desirable development in the village of Three Mile Cross. This well-planned development benefits from a park, recreational grounds, and playing courts. Local amenities include shops, public transport links, and M4 junction 11.

Overlooking green space, this well-presented property offers modern accommodation, off-road parking for several vehicles, and a garage. The property comprises a 16ft lounge which leads to a well-equipped kitchen/dining room and cloakroom. On the first floor, there are 3 bedrooms, an en-suite shower room, and a family bathroom. To the rear of the property is a westerly facing garden with a patio leading to the lawn and side access.

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

sales@haslams.net
0118 960 1000



- Semi detached property
- 3 bedrooms
- Ensuite shower room
- Westerly facing garden
- Cloakroom
- Garage & Off road parking





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has a 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):

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"

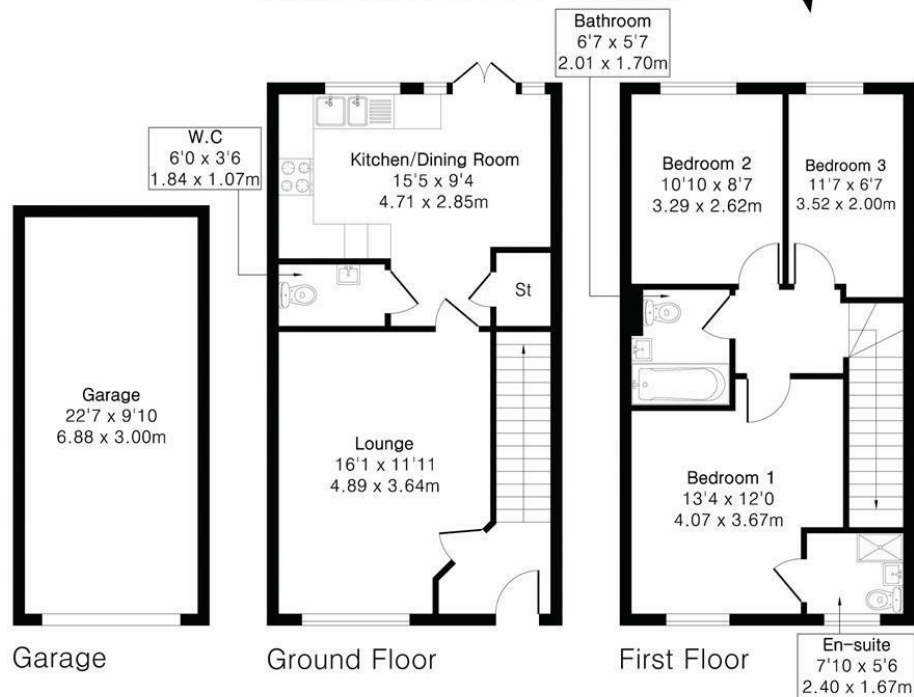
Floorplan

Approximate Gross Internal Area 1136 sq ft - 105 sq m

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 sq m

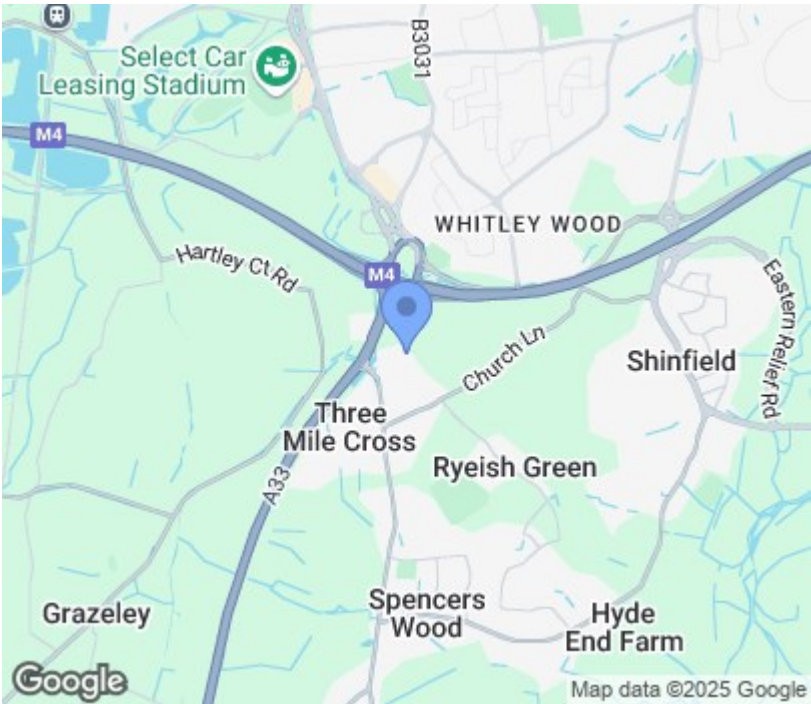
Garage Area 222 sq ft – 21 sq m



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		96
(81-91) B	84	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.