



Enjoying an idyllic semi-rural setting in a choice address within the heart of the pretty village of Waltham St Lawrence is this extended 3 bedroom semi-detached home. The property enjoys a superb setting backing onto farmland and is a short walk from the village amenities. From the doorstep, there is access to countryside walks and the village centre which boasts a historic church, public house and a well regarded primary school. The house has been extended to provide an impressive open-plan living space with log burner, alongside a well-equipped bespoke handmade oak kitchen with a central island and seating. Double doors open to the westerly aspect 75' private, mature garden. The ground floor also incorporates a further reception room with open fire that could be used as a 4th bedroom, as well as a utility/boot room and WC.

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

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- 3 Bedrooms
- Extended semi-detached home in sought-after village address
- 30' Open-plan living/dining room with log burner
- Well-equipped kitchen with central island and seating
- Family room with open fire (option of 4th bedroom); Utility/boot room: WC
- 75' private established garden; Access to countryside walks and close to the village pub





Council tax band E

Council- Windsor & Maidenhead

Garden

The property has a westerly aspect lawned garden of approximately 75' in length with an area of timber decking and side gate access to the front of the property. The LPG tank is located at the rear of the garden.

Parking

The property has driveway parking for multiple vehicles.

Additional information:

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – LPG central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

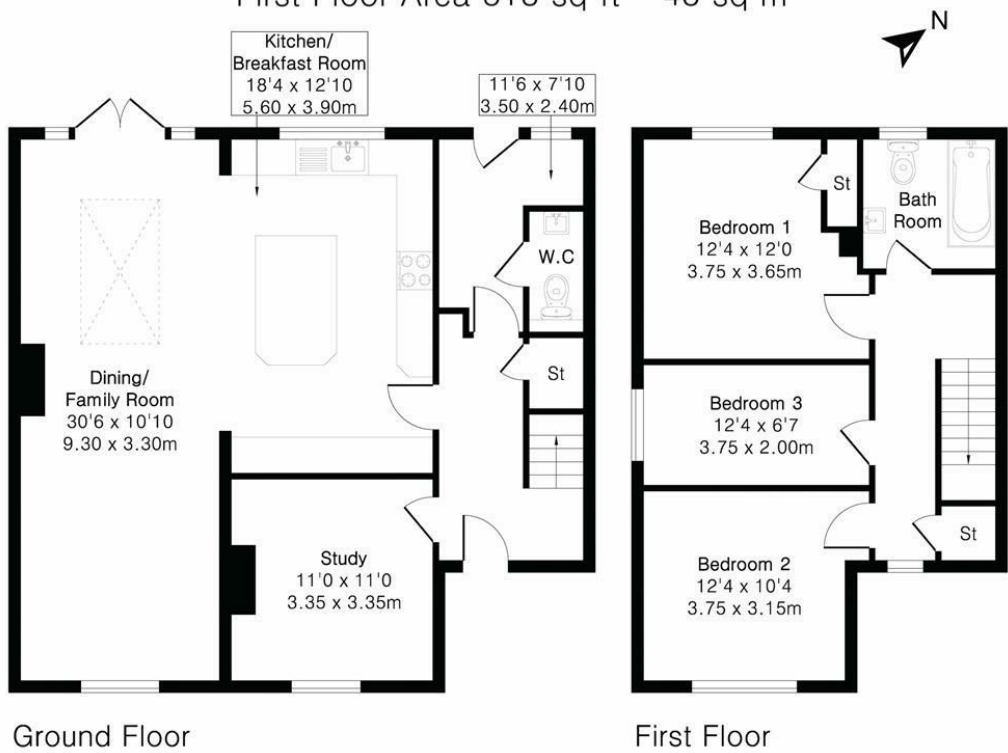
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 1365 sq ft - 127 sq m

Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 513 sq ft – 48 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		
(92 plus) A		
(81-91) B		
(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.