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Watchmakers, Southend Road, Reading, RG7 6ES

£695,000

This fine Edwardian semi-detached home is located in a sought-after village setting approximately 10 miles to the south-west of Reading. Watchmakers is set back from the road with driveway parking for multiple vehicles and has been extended to provide well-planned living accommodation over two floors. The property also has the benefit of planning consent for a detached oak-framed garage with car port which will complimented the 95' garden. The accommodation comprises 4 bedrooms, 2 reception rooms and a kitchen-diner and is well-presented throughout. There are a good range of village amenities including a primary school, Queens Head public house and a store with a wider range of facilities in the nearby larger villages of Theale and Pangbourne.





- 4 Bedrooms
- Living room with fireplace & bay window
- Family room with log-burner
- Kitchen-diner with utility & WC
- 95' Garden with workshop
- Bathrooms x 2; Driveway parking for 4 vehicles with gated access to garden



Council tax band F
Council- West Berks



Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with double gates at the side of the property.

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Oil 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”

Part C

The property is subject to a specific easement, the arrangements are the neighbour to the rear has rights to inspect, repair or renew the sewer that runs under the property.

Permission exists under planning no 08/00619/HOUSE with West Berkshire Council to erect a timber clad single garage with attached car port. For further information please check the West Berks planning portal reference: 08/00619/HOUSE

Garden

The garden is a particular feature and extends to approximately 95' in length with a patio area leading to a well-maintained lawned garden interspersed by a number of fruit trees including plumb, apple, fig and a cherry tree. At the rear of the garden, is a good sized workshop with a further shed located at the side of the house with double-gates opening to the driveway.



Approximate Gross Internal Area 1852 sq ft – 172 sq m
 Ground Floor Area 815 sq ft – 76 sq m
 First Floor Area 799 sq ft – 74 sq m
 Outbuilding Area 238 sq ft – 22 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			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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