



3  1  1 

Birchtree Cottages, Reading

BELVOIR!

£520,000



Key Features

- > Three bedroom semi-detached
 - > Council Tax Band: D
 - > NO ONWARD CHAIN
- > Large South/West facing garden
 - > Large kitchen / dining room
 - > Home office
- > Tenure: Freehold
- > EPC rating U

Belvoir Estate Agents - Offered to the market with NO ONWARD CHAIN complications is this immaculately presented, and previously extended cottage in the popular village of Silchester.

Originally dated back to 1890, this cottage offers excellent living accommodation throughout, including a lounge, kitchen, three bedrooms and a family bathroom.

Entrance to the property is via front door which leads into a front aspect lounge featuring a wood burner, storage cupboard and UPVC double glazed window. The first extension to the home now offers a large and wonderfully presented kitchen, offering a range of storage units at both eye and base level, dual aspect windows to create a light and airy living space offering space for plumbing and an American style fridge / freezer. The second extension allows the kitchen to open into snug area, which benefit from French doors leading out into the garden, and a fitted gas fire.



Upstairs, there are three bedrooms in total including a large main bedroom to the front of the property, along with two further smaller rooms which are set toward the rear of the home. The family bathroom is a smart, three piece suite with sink, toilet and fitted bath with rainfall attachment.

Outside, the rear garden has been beautifully manicured to create a wonderful outdoor space. Immediately from the property there is a courtyard which offers an area of shingle, and offers a great degree of privacy due to the large shrub. From the courtyard, the garden flows very well whilst keeping the shrub borders throughout and offers paving stones to the end. Perfectly set offering a south west facing garden, this space is open and enjoys the sun all throughout the day. At the end of the garden, there is a purpose built home office with full power. To the front, there is driveway parking suitable for one car with further parking available.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

BELVOIR!

Property is personal



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
985.56 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

BELVOIR!

Contact us today to arrange a viewing...

www.belvoir.co.uk

01189 820 333