



The Butts Silchester Reading RG7 2QD

for sale
£660,000



Property Description

Situated in the sought after village of Silchester, the property is located at the end of a quiet cul-de-sac and benefits from being within walking distance of a cafe, pub and primary school. Tadley is only a short drive away offering grocery stores, schools and a local post office. There is access to public transport with a bus route into Basingstoke Town Centre which houses the Mainline Train Station to London Waterloo. Basingstoke offers plenty of amenities including the Festival Place shopping centre and the Basingstoke Leisure Park.

Entrance Hall

Storage cupboard and cupboard housing boiler with doors to:

Living Room

16' 1" x 12' 6" (4.90m x 3.81m)

Double glazed window to front aspect, feature fireplace and TV point.

Kitchen

9' 2" x 8' 2" (2.79m x 2.49m)

Roll top granite effect work surfaces with cupboards and drawers under and cupboards over, one bowl stainless steel sink with drain and mixer tap, double glazed window to side aspect, two double glazed skylight windows, fitted four ring gas hob with electric oven under and hood over, integral microwave, space for washing machine and fitted slim line dishwasher with door to:

Conservatory

16' 5" x 6' 7" (5.00m x 2.01m)

Double glazed windows to front and side aspects with sliding patio door to rear garden.

Bedroom One

11' 6" x 9' 2" (not into door recess) (3.51m x 2.79m (not into door recess))

Double glazed window to rear aspect and built in wardrobe with door to:

En-Suite

Low level WC, vanity wash hand basin, double glazed frosted window to side aspect, heated towel rail and partly tiled walls.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Double glazed window to rear aspect.

Bedroom Three

11' 3" x 9' (not into door recess) (3.43m x 2.74m (not into door recess))

Double glazed window to front aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, fitted wash hand basin with storage under, two double glazed frosted windows to side aspect and partly tiled walls.

Outside

Front Graden

Laid to lawn with shrub borders.

Rear Garden

Patio pathway and seating area with remainder laid to lawn and enclosed by shrub borders.

Parking

The property benefits from driveway parking for up to four cars which leads to:

Double Garage

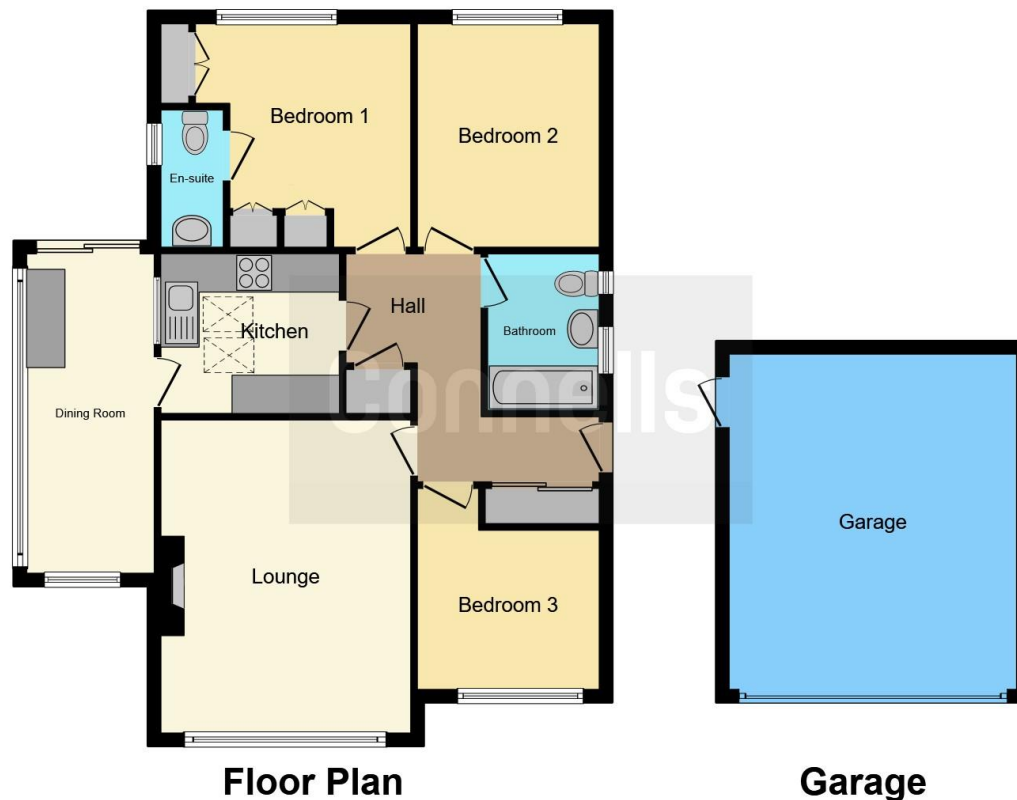
17' 1" x 15' 1" (5.21m x 4.60m)

Up and over door with power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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