





welcome to

3 Bath Road Cottages, Bath Road, Hare Hatch, Reading

This charming two-bedroom end-of-terrace cottage, located on Bath Road in Hare Hatch, is perfect for first-time buyers looking for a home full of character. The property offers off-street gated parking and is ideally situated just 1.1 miles from Wargrave and 1.8 miles from Twyford train station, providing excellent transport links to London and Reading. Inside, the cottage boasts period features, including a log burner and cozy living spaces. While still being conveniently close to local amenities. This home offers the ideal blend charm and modern convenience.





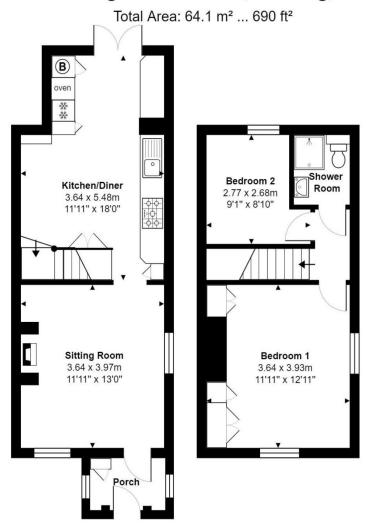








Bath Road Cottages Hare Hatch, Reading, RG10 9SL



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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3 Bath Road Cottages, Bath Road, Hare Hatch, Reading

- PERFECT FOR FIRST TIME BUYERS
- 1.8 MILES FROM TWYFORD STATION
- OFF-STREET PARKING
- CHARACTER PROPERTY
- UNDERFLOOR HEATING
- NOISE REDUCTION GLASS WINDOW

Tenure: Freehold EPC Rating: D

guide price

£425,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MHD121825 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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