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GUIDE PRICE: £850,000 FREEHOLD

HILLBURY, HALLS LANE, WALTHAM SAINT LAWRENCE, READING,
BERKSHIRE RG10 0JD

Situated in the sought after village of Waltham St Lawrence which has a village church, a public house owned by an ancient village charity and a popular primary school. An opportunity to acquire this delightful four bedroom, two bathroom, single storey residence offering an abundance of character and charm. The property also features a large detached garage and carport with ample driveway parking and offers great scope for further extension/conversion, subject to the necessary building consents being obtained.

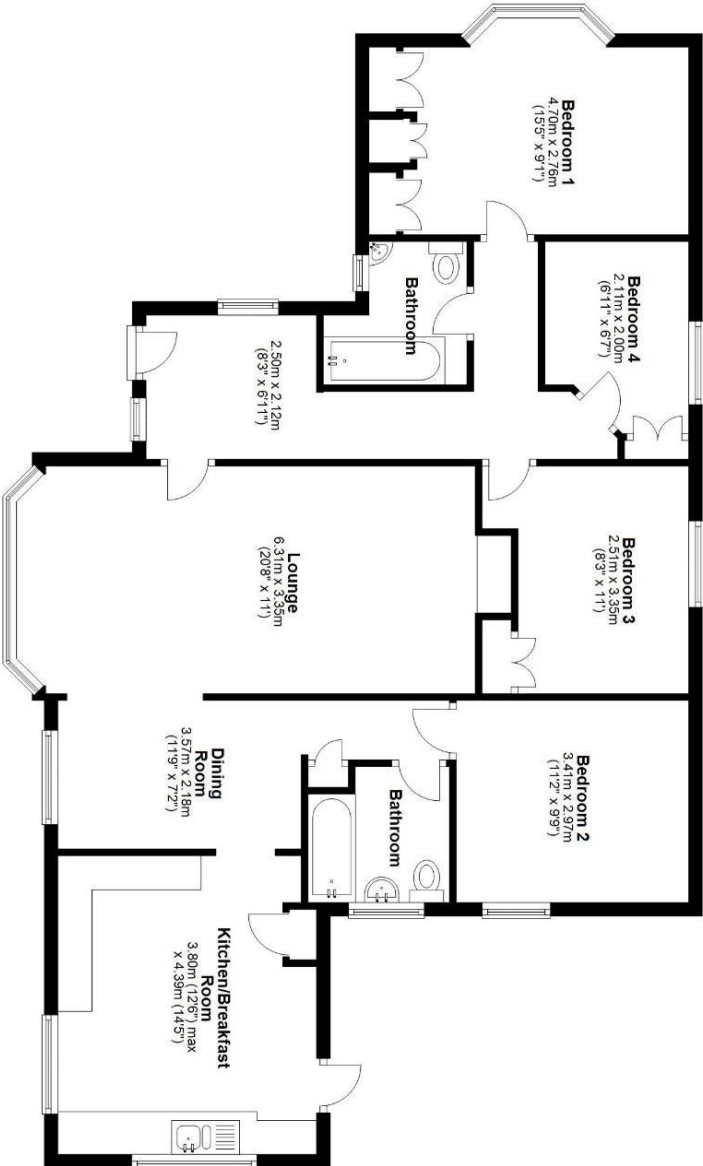
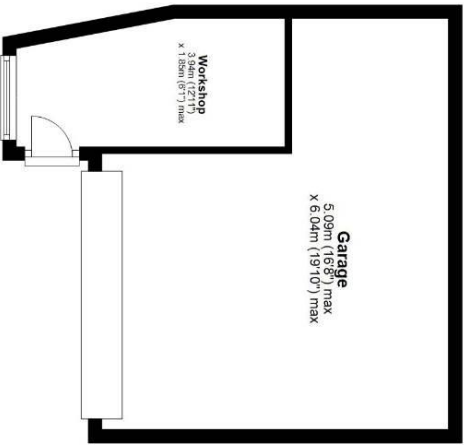
*ENTRANCE HALL *LARGE LIVING ROOM *DINING ROOM *KITCHEN/BREAKFAST ROOM
*FOUR BEDROOMS *TWO BATHROOMS *SECLUDED GARDEN *DRIVEWAY PARKING
*GARAGE & CAR PORT *OIL HEATING *EPC RATING F

COUNCIL TAX BAND C – CURRENTLY £1385.19 PER ANNUM



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.





Ground Floor
Main area approx. 118.0 sq. metres (1269.9 sq. feet)
Plus garage approx. 25.2 sq. metres (271.4 sq. feet)

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Whilst every effort is made to ensure the accuracy of this floor plan, Measurements of doors, windows, corners and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been visited. No guarantee of their operability can be given. Copyright 2021 Quick EPC Plan produced using PlanIt.

