



1 Boveney Cottage, The Street

Shurlock Row, RG10 0PU

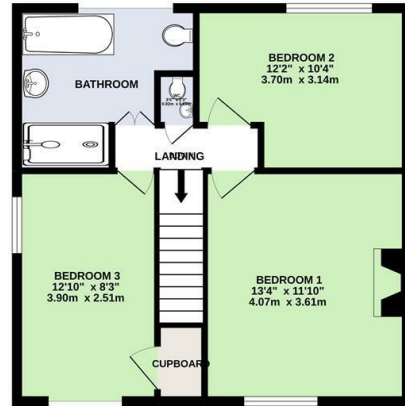
Guide price £600,000 Freehold

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1 Boveney Cottage The Street

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP – Presented to the market is this newly refurbished stunning three bedroom cottage, situated in the idyllic linear village of Shurlock Row (in-between Reading & Maidenhead) of which enjoys the surroundings of open countryside yet benefits from fantastic commuter links including Twyford train station (3 miles away), now part of the Elizabeth Line direct to central London, plus easy access to the M4 & A329M motorways. The property is also close to state & private schools, a gastro pub 'The Shurlock Inn' plus sports facilities including a cricket club and many equestrian facilities.

The accommodation comprises of entrance lobby and hallway, front aspect sitting room boasting an open-fireplace, rear aspect kitchen-dining room with built-in appliances & bi-fold doors to garden, a rear aspect lounge and front aspect study. On the first floor you'll find 3 good sized bedrooms and a stunning bath/shower room with roll-top bath, large shower area, sink & w.c. plus a second w.c. off the landing.

Other benefits include a landscaped, west-facing rear garden, with patio area, BBQ area with pizza oven, laid to lawn and timber shed. This beautiful space is perfect for family BBQs or just to relax. The property is also for sale with no onward chain and is available immediately.

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- ELIZABETH LINE TO CENTRAL LONDON
- 3 BEDROOMS
- KITCHEN/ DINING ROOM
- STUNNING BATHROOM
- 3 MILES TO TRAIN STATION
- CONSERVATION AREA
- STUDY
- BI-FOLD DOORS
- LANDSCAPED REAR GARDEN

ADDITIONAL INFO:

COUNCIL TAX BAND: TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT:

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