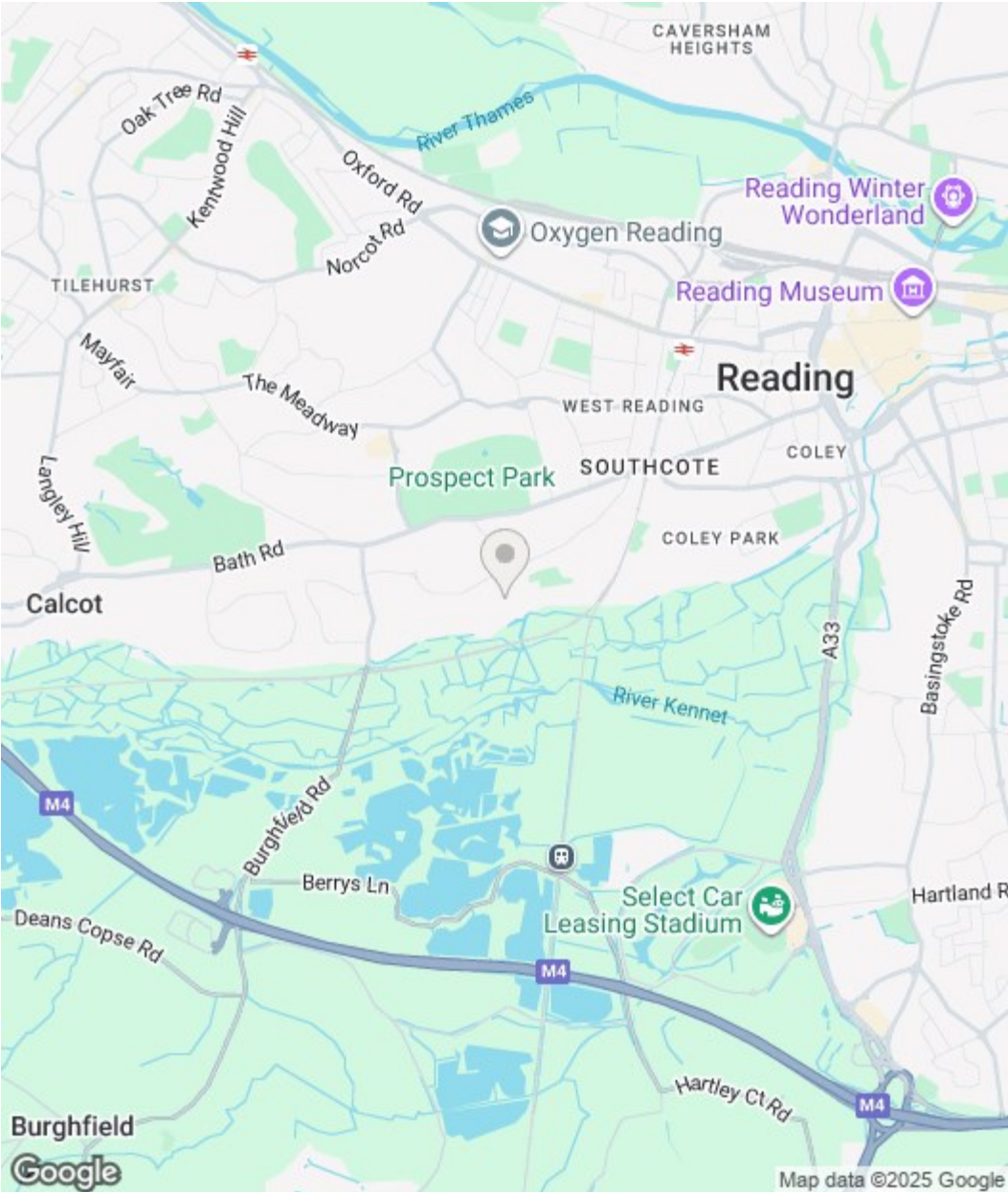




84 Circuit Lane  
, RG30 3HW

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Guide price £450,000 Freehold



**DESCRIPTION**

VP - Presented to the market is this four-bedroom detached house offering a perfect blend of comfort and convenience. The accommodation comprises a downstairs WC, living room, a versatile office or study and a delightful kitchen/dining room, this home is ideal for both family living and entertaining guests.

The property boasts a well-appointed refitted shower room, ensuring modern amenities are at your fingertips. The enclosed rear garden provides a private outdoor space, perfect for relaxation or family gatherings. Additionally, the garage, complete with a shelter and storage passageway, offers ample storage space and belongings, with off-road parking available for up to two vehicles.

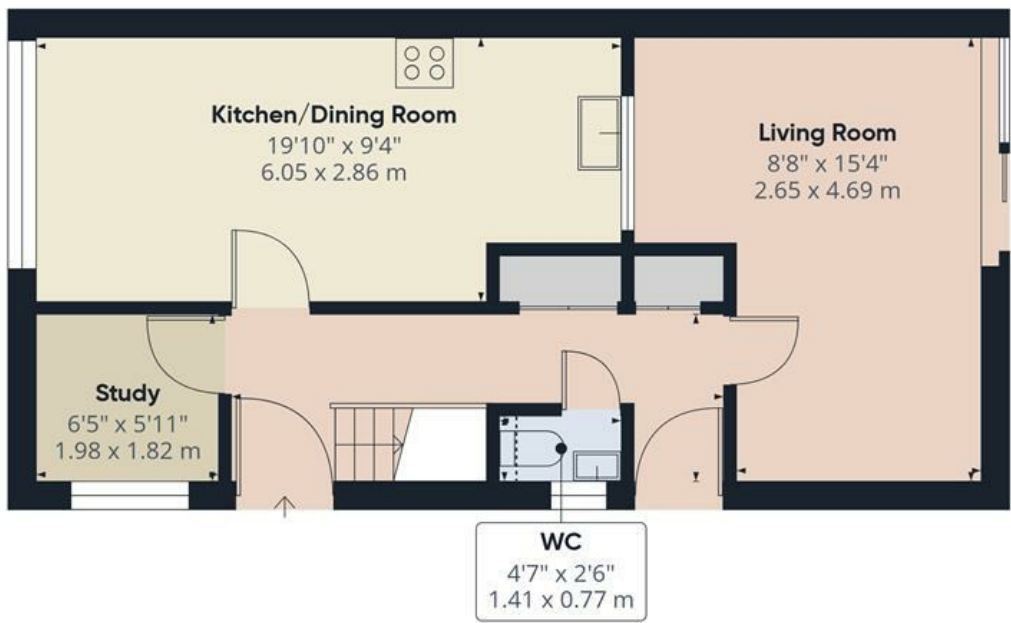
Situated close to local schools and amenities, this home is perfect for families seeking a vibrant community. The convenient access to M4 Junction 12 makes commuting a breeze, connecting you to nearby towns and cities.

Council tax band - D

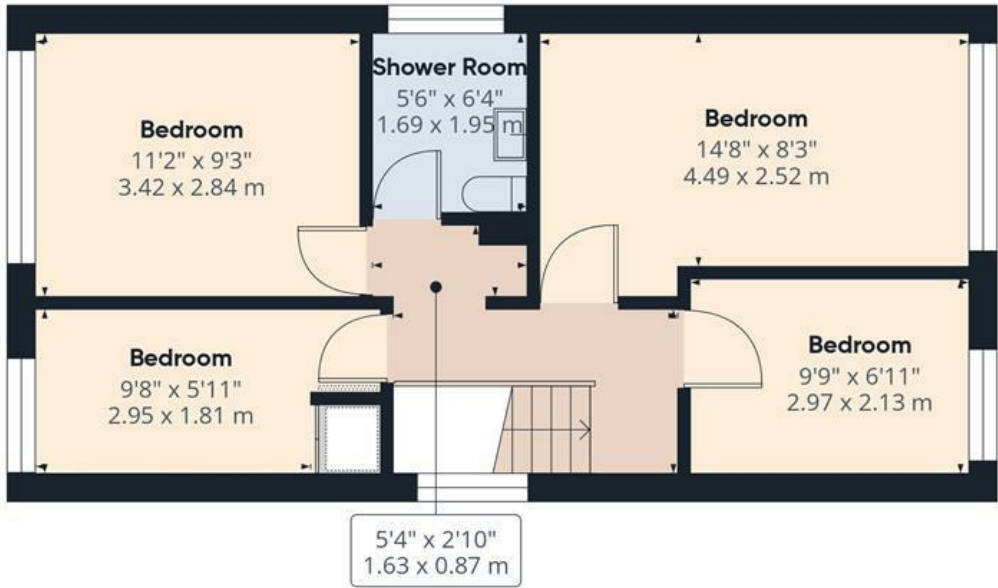
- SUMMARY OF ACCOMMODATION**
- FOUR BEDROOMS
  - DETACHED
  - DOWNSTAIRS WC
  - KITCHEN/DINING ROOM
  - OFF ROAD PARKING
  - ENCLOSED REAR GARDEN
  - DOWNSTAIRS OFFICE/STUDY ROOM
  - GARAGE
  - SIDE ACCESS GATE

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (81-91) A   |                         |           |
| (81-91) B                                   |                         |           | (69-80) B   |                         |           |
| (69-80) C                                   |                         |           | (55-68) C   |                         |           |
| (55-68) D                                   |                         |           | (39-54) D   |                         |           |
| (39-54) E                                   |                         |           | (21-38) E   |                         |           |
| (21-38) F                                   |                         |           | (11-20) F   |                         |           |
| (1-20) G                                    |                         |           |   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

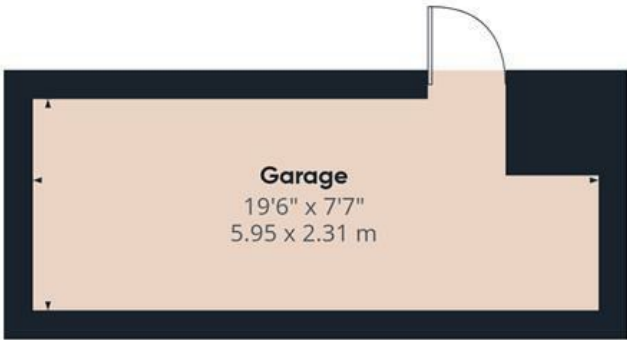




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

1079 ft<sup>2</sup>  
100.2 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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