



4  2  2 

Holybrook Crescent, Reading.

BELVOIR!

Guide price £585,000



Key Features

- > Individual Four Double Bedroom Detached House
 - > Freehold
 - > Council Tax Band - F
 - > EPC Rating - D
 - > No Onward Chain
- > Private Road Location
- > Garage And Driveway

Offered to the market with the added advantage of "No Onward Chain" is this individual chalet style detached house which is tucked away at the end of a private road shared by just one other property.

The spacious layout, with all rooms of a generous proportion, to the ground floor comprises of an entrance porch and hallway, kitchen/breakfast room, two separate reception rooms, two double bedrooms and a modern shower room, whilst to the first floor there are a further two double bedrooms and a family bathroom.

The property is positioned in a private drive off Holybrook Crescent which is conveniently located close to regular bus routes, Sainsbury's Calcot Superstore, Ikea and

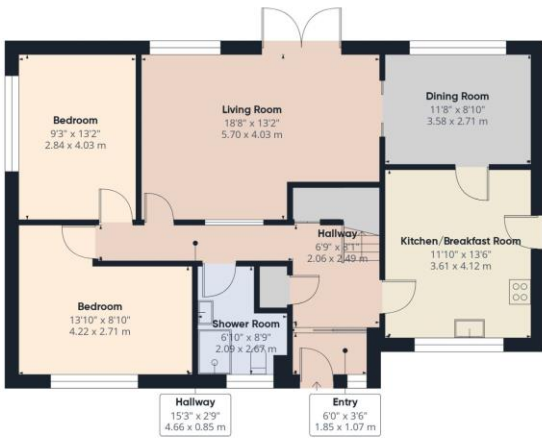


sought after local schools.

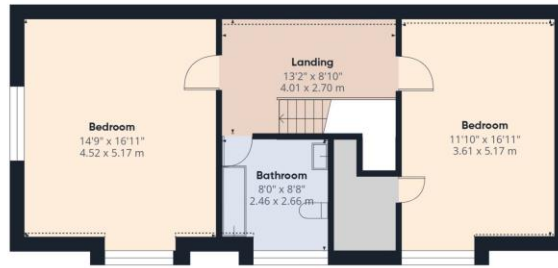
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards



Floor 0 Building 1



Floor 1 Building 1

BELVOIR!
Property & Services

Approximate total area⁽¹⁾

1901 ft²
176.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

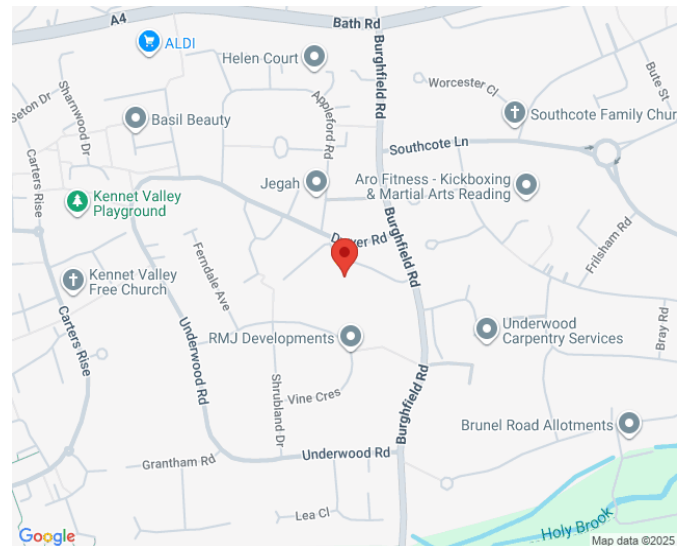
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 0 Building 2



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk

01189 420777