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Hatford Road, Southcote, Reading

BELVOIR!

Guide price £650,000



Key Features

- > Extended Four Bedroom Detached Family House
 - > Freehold
 - > Council Tax Band - D
 - > EPC Rating - TBC
 - > En Suite Shower Room
- > Impressive Sun Lounge With Cloakroom Off

Superb and very well-presented detached house which has been extended to provide a spacious and adaptable range of living space ideally suited to the growing family. To the ground floor the accommodation comprises of an entrance porch leading to the entrance hall, a lounge/dining room with the dining area currently being used as a snug, this is open plan to the fantastic sun lounge which features underfloor heating and has a cloakroom off. There is also an impressive refitted kitchen/breakfast room with a separate utility room, this forms part of the garage conversion which still retains a storage area to the front.

The accommodation to the first floor offers four bedrooms, an en suite shower room and family bathroom.



Outside the driveway offers ample off road parking, with the rear garden having been attractively landscaped enjoying lovely views throughout the year leading onto a small copse and the Holy Brook.

Viewing is highly recommended by the vendors sole agent.

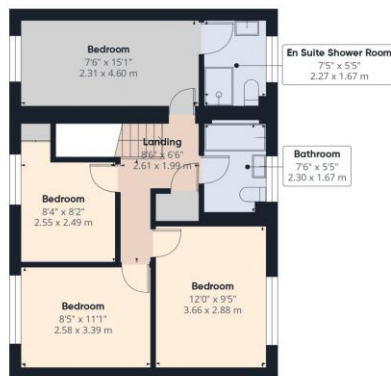
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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



Floor 1

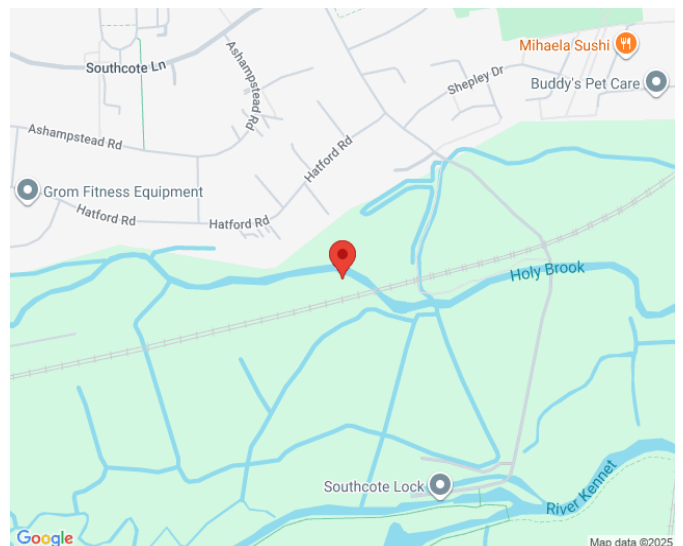
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Property to person

Approximate total area^m
1420 ft²
131.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Contact us today to arrange a viewing...

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