



**49 Circuit Lane, Southcote, Reading, Berkshire, RG30 3HB**  
**Guide Price £575,000 Freehold**

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Residential Sales & Lettings



- Spacious Detached Chalet Bungalow
- Secluded, Yet Convenient Location
- Potential For Further Extension (Subject To Necessary Consents)
- Superb Re-fitted Kitchen/Breakfast Room
- Option of 4 Bedrooms
- 140' Established Rear Garden
- 1975 sq. ft (183 sq.m.) Of Versatile Accommodation
- 28' x 15' L-shaped Living Room
- Sun Room/Utility Plus Lobby & Integral Garage
- Bathroom, Separate Shower Room & First Floor W/C

Enjoying a very secluded, yet convenient position, this deceptively spacious extended detached property of over 1975 sq. ft. (183 sq. m.) offers generous and versatile accommodation over 2 floors and sits on an established plot, boasting a private rear garden of circa 140' (43 m). Located just off the A4 Bath Road which gives excellent access to Reading Town Centre (under 2 miles) and Junction 12 of the M4 Motorway (2 miles). Prospect Park, reputable primary and secondary schools plus open countryside with the Holybrook, River Kennet and Linear Park as well as local shops, supermarkets and regular bus services are all within minutes walk.

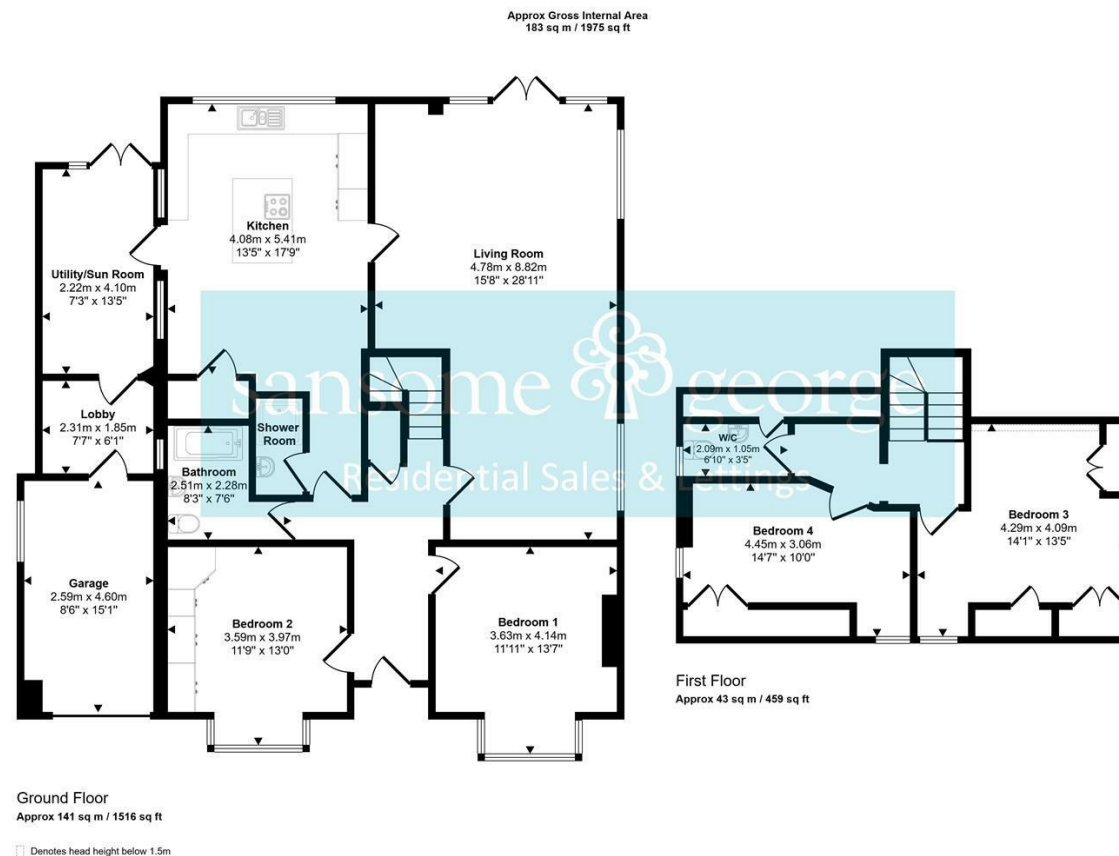
This subtle and understated home enjoys extended accommodation of generous proportions yet also offers potential for further enlargement (subject to necessary consents), with neighbouring properties having already done so. Well presented throughout, the property is approached via a secluded driveway providing ample parking and access to the garage, with mature trees providing a green outlook and a high level of seclusion. The front door opens to a central Entrance Hall where stairs rise to the first floor landing, which services two dual aspect bedrooms and a useful separate W/C. Ground floor accommodation comprises two bedrooms with front aspect box bay windows, stylish bathroom and a separate re-fitted shower room, as well as a superb spacious kitchen/breakfast room, which has been recently refitted and includes integrated appliances. This links to the living room and also a handy utility/sun room with French doors to the garden and also a door leading to an internal lobby area with courtesy door to the single garage with light and power. The generous L-shaped living room enjoys side and rear aspect windows as well as French doors opening to the rear garden.

The 140' enclosed rear garden (backing on to allotments) is another redeeming and outstanding feature of this delightful home. A small patio with retaining wall spans the rear extension and has steps rising to a lawned garden with shrub beds and 3 steps leading up to a second lawned area also with trees and shrubs to the edges and a path leading to an additional area currently grown wild with timber built garden shed.

This charming and understated home must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band E





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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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