



84 Circuit Lane  
, RG30 3HW

Guide price £440,000 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.

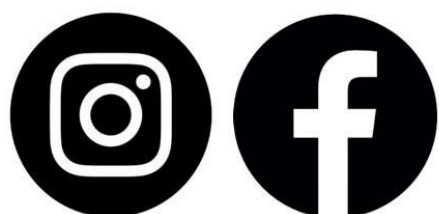
Council tax band - D

#### 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

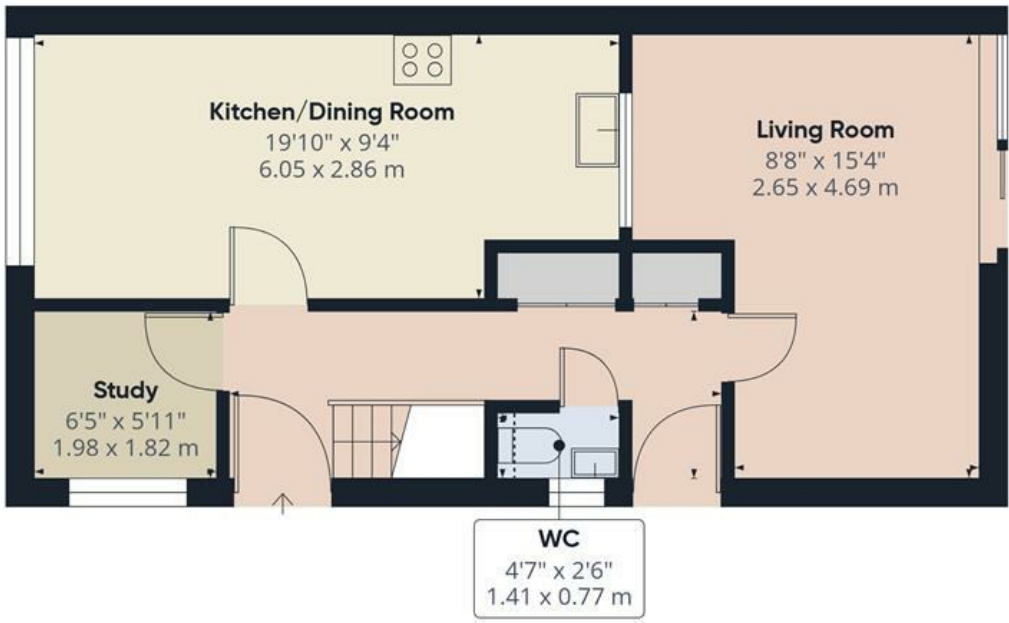


Get Social

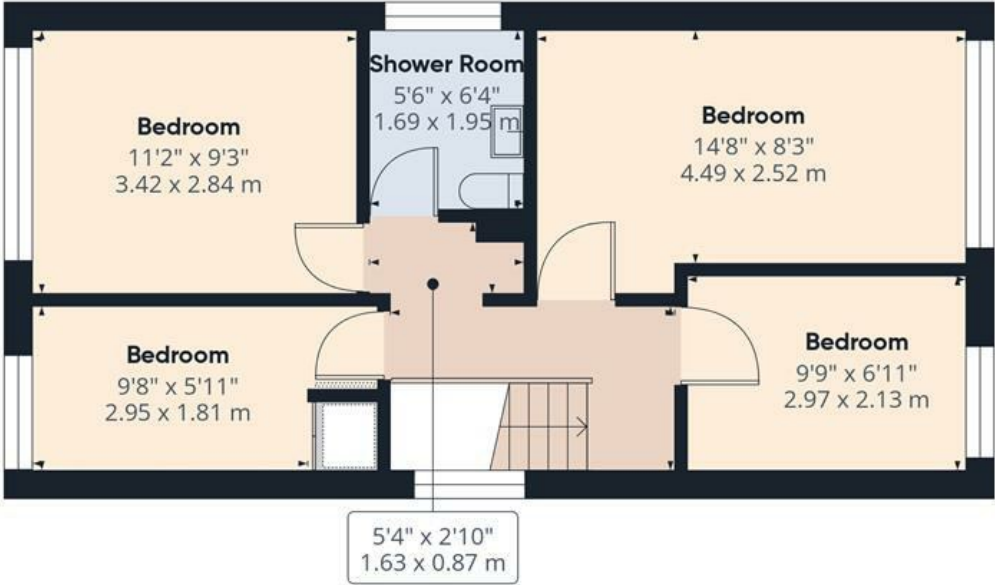


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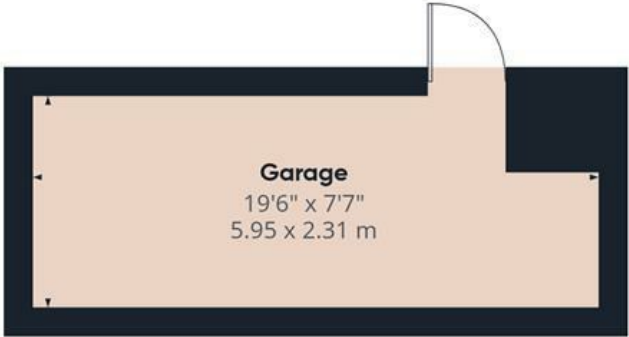




Ground Floor Building 1



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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