



GUIDE PRICE

£850,000

Halls Lane

Waltham St Lawrence, RG10 0JD

PROPERTY SUMMARY

Situated in the sought after village of Waltham St Lawrence which has a village church, a public house owned by an ancient village charity and a popular primary school. An opportunity to acquire this delightful four bedroom, two bathroom, single storey residence offering an abundance of character and charm, which could now benefit from modernisation. The property also features a large detached garage and carport with ample driveway parking and offers great scope for further extension/conversion, subject to the necessary building consents being obtained.

4



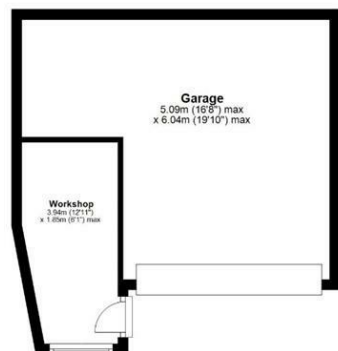
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2







Main area: Approx. 118.0 sq. metres (1269.9 sq. feet)
Plus garages, approx. 25.2 sq. metres (271.4 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. No guarantee of their operability can be given. Copyright 2001 Quick EPC
Plan produced using PlanUp

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

F

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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