



5



3



2



F

A charming and spacious five-bedroom family home occupying a secluded position in the popular village of Burghfield, directly opposite woodland. The property offers well-planned accommodation of approximately 2,029 sq ft, arranged over two floors. The ground floor comprises an entrance hall, generous reception room, dining room, kitchen, utility room, three bedrooms and family bathroom. Upstairs are two further bedrooms, the principal a master suite with impressive proportions and ensuite bathroom facilities. The second bedroom is currently a home office working space leading into useful eaves storage and a large fully boarded attic. Outside, there is a detached garage with adjoining storage, while the property's tucked-away position and woodland outlook provide a lovely sense of privacy. An appealing village home offering generous accommodation, excellent versatility and a peaceful setting, while remaining conveniently positioned for Reading and the surrounding countryside. Offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Detached a chalet style bungalow
- 5 Bedrooms
- Opposite woodland
- Desirable village location
- versatile living space
- No onward chain





Council tax band F

Council- West Berkshire

Additional information:

Parking

There is off road parking to the front

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Residential heating oil provided last by Pinnocks.

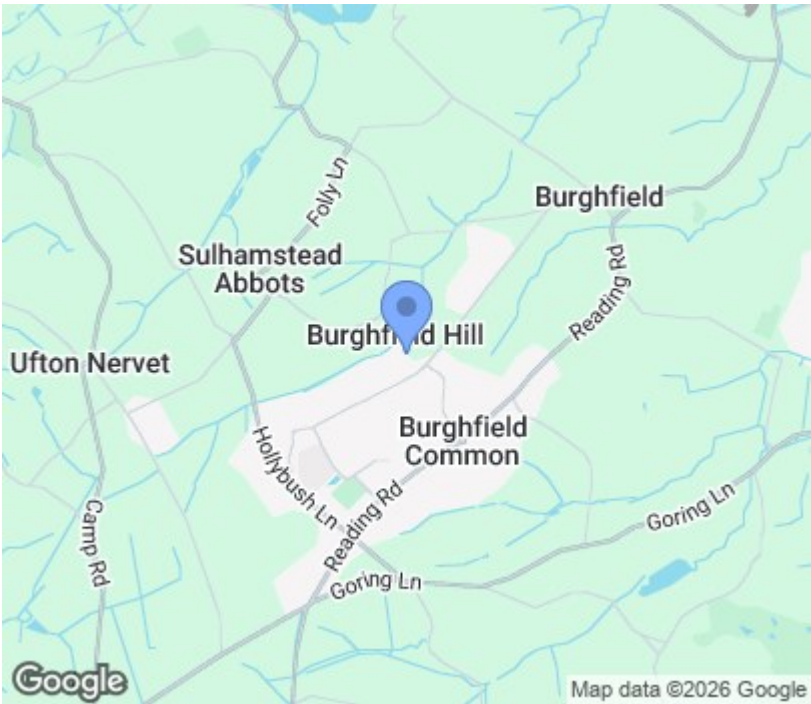
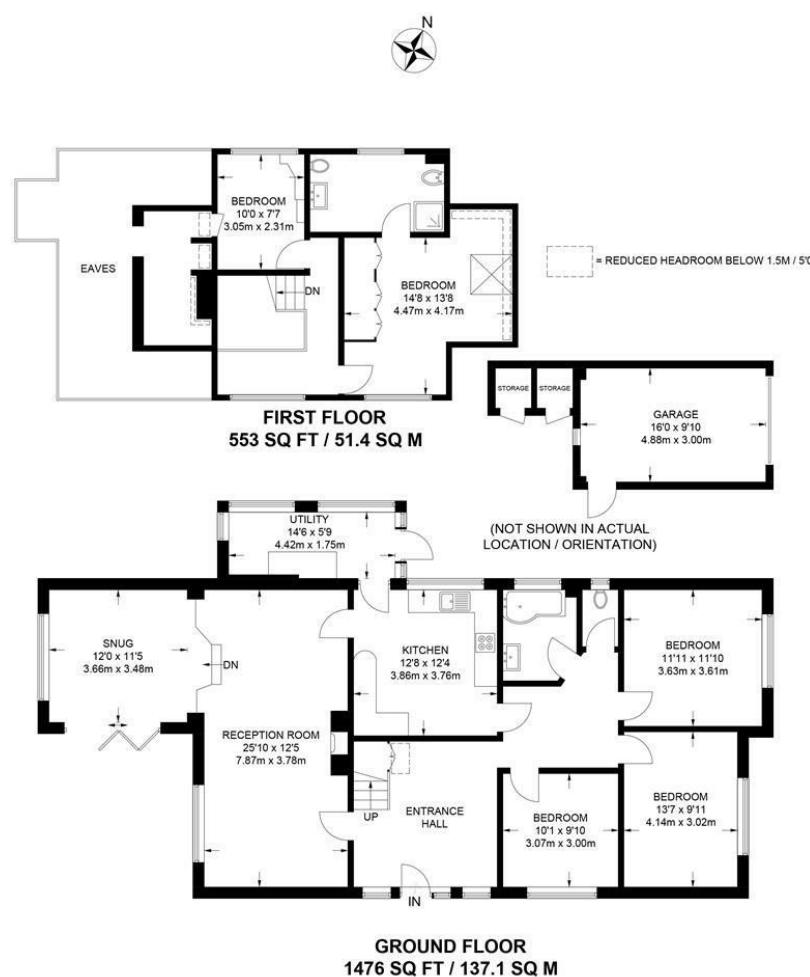
Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



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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	35	48
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.