



Enjoying a village setting and forming part of a small cul de sac of 5 homes is this well-presented detached home. The property has undergone improvement and updating whilst still offering the opportunity for an incoming purchaser to add their own identity. The 4 bedrooms are complimented by an impressive 21' living room with open fireplace and double doors which open to the patio terrace and the south facing garden.

Ideally positioned within walking distance of village amenities and countryside walks, the property will appeal to purchasers seeking a village position with excellent access to Reading town centre, M4, University and business parks. The well-planned home further benefits from no onward chain complications.

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



- 4 Bedrooms, principal with en suite
- Sitting room with fireplace
- Fitted kitchen-breakfast room
- Southerly aspect garden
- Walking distance of countryside walks and village amenities
- No onward chain





## Further details

**Garden**  
Enjoying a southerly aspect with a paved patio terrace ideal for al-fresco dining and a step up leads to a well maintained lawned garden. There are mature conifers at the rear providing privacy and shrub beds with side gate access.

**Parking**  
There is brick-paved driveway parking for 2 vehicles with a single garage.

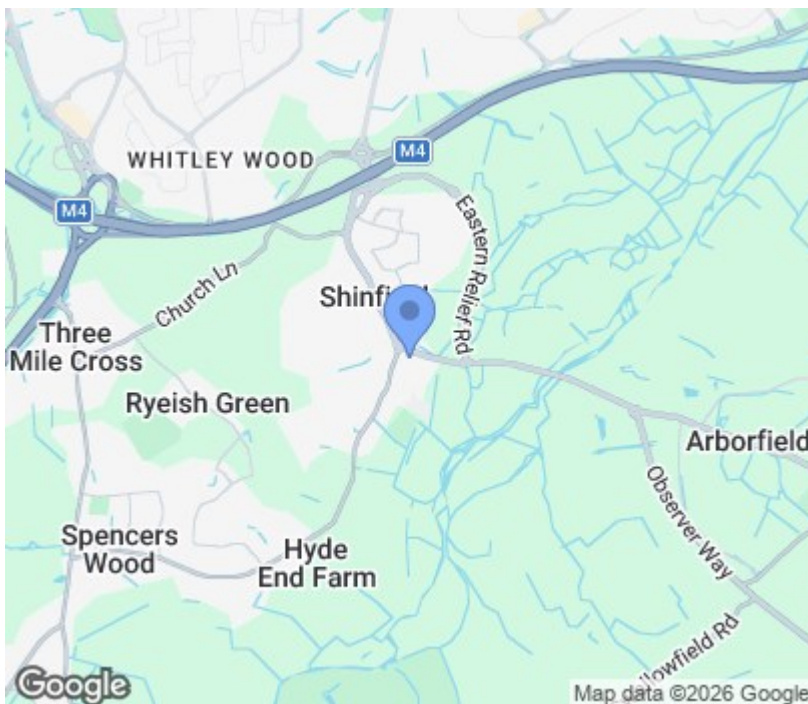
**Agents note**  
In accordance with the Estate Agents Act 1979 we are obliged to inform you the vendor is a relation of an employee of Haslams.

# Floorplan

Approximate Gross Internal Area 1487 sq ft – 138 sq m  
 Ground Floor Area 794 sq ft – 74 sq m  
 First Floor Area 694 sq ft – 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

sales@haslams.net  
 0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	84
(39-54) E			
(21-38) F			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.