

WE VALUE



YOUR HOME



Reading Road, Harwell  
£475,000



This detached two-bedroom bungalow is offered with no onward chain and occupies a generous plot with a particularly spacious south-facing rear garden, planted with mature trees and established hedging.

The property is approached via an in-and-out driveway, providing off-street parking for up to five vehicles and convenient access.

Inside, the accommodation includes a generous lounge, a kitchen/breakfast room, and a separate dining room, offering flexibility for both everyday living and entertaining. A utility room provides additional practicality. There are two double bedrooms, each with fitted mirrored wardrobes, along with a shower room equipped with underfloor heating.

With its substantial garden, ample parking and well-proportioned rooms, this bungalow presents an excellent opportunity for those seeking single-storey living.





- OFFERED WITH NO ONWARD CHAIN
- GENEROUSLY SIZED SOUTH FACING REAR GARDEN
- IN & OUT DRIVEWAY PROVIDING OFF-STREET PARKING FOR FIVE VEHICLES
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- SHOWER ROOM WITH UNDERFLOOR HEATING
- SEPARATE UTILITY ROOM

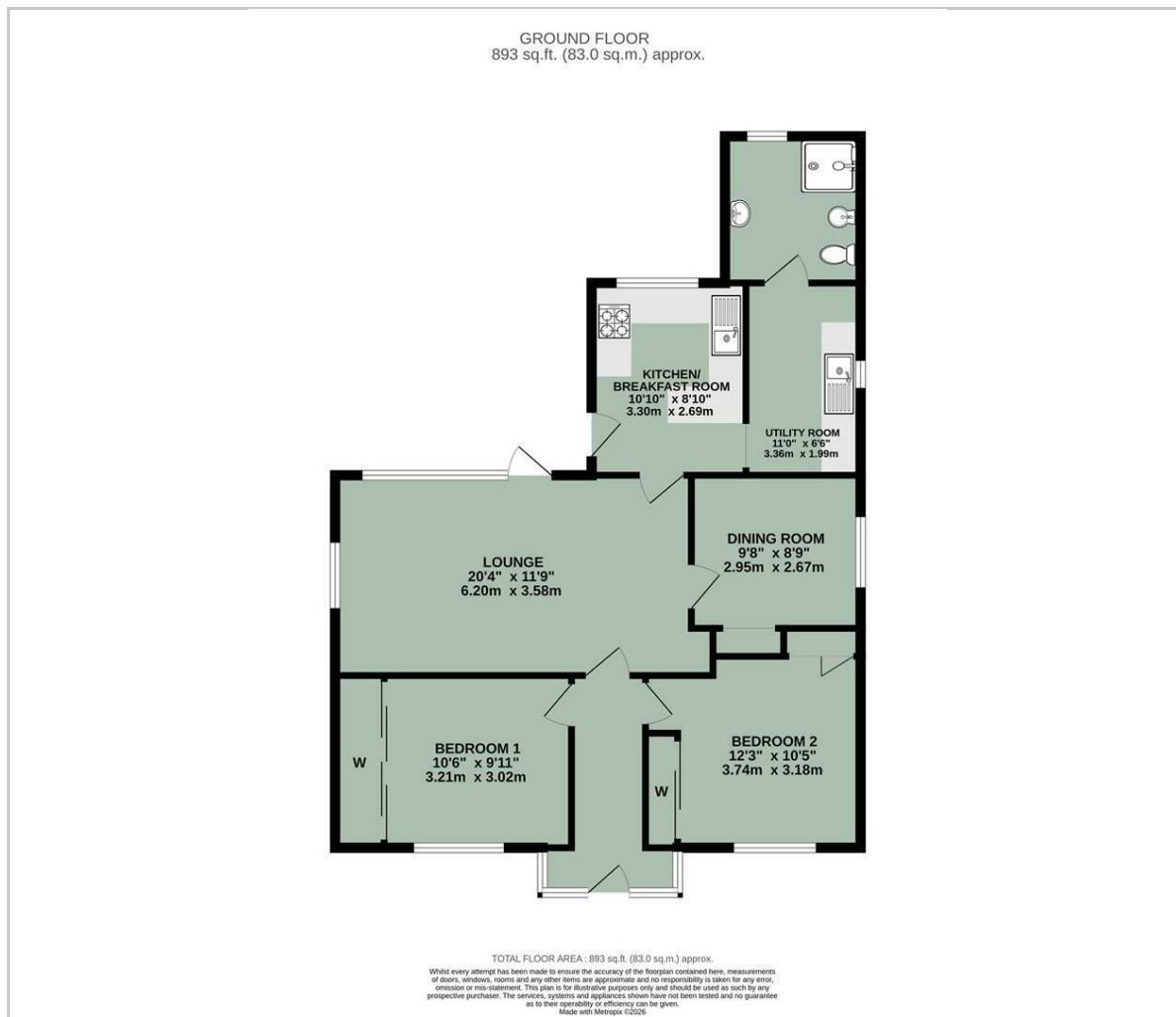


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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 |           |

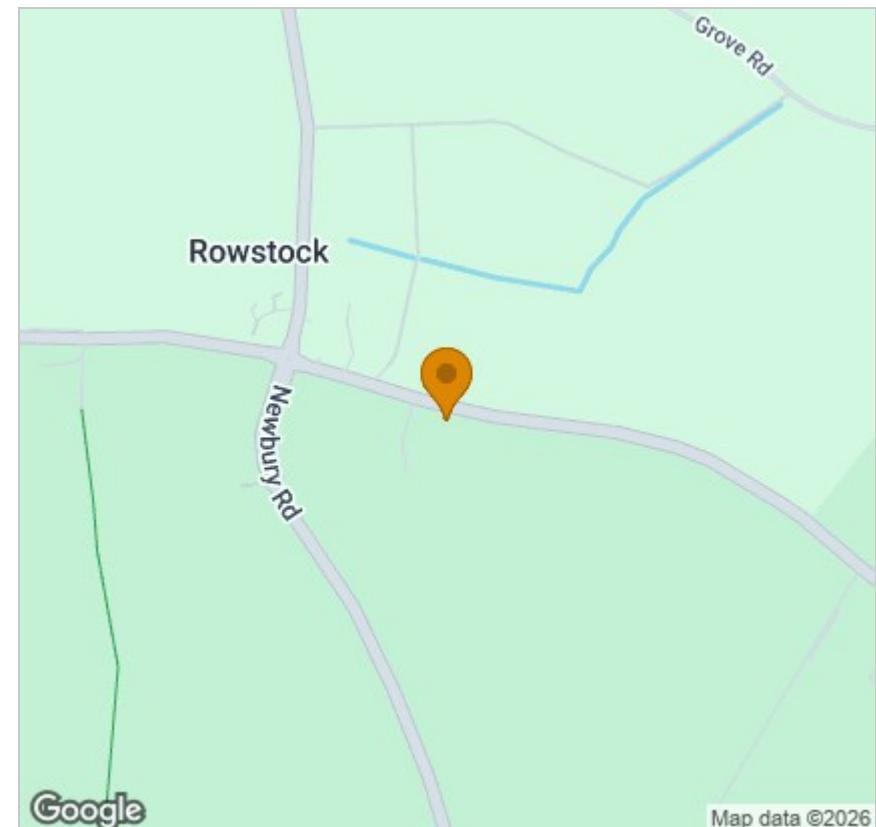
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | 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 |           |

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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