

HASLAM'S
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47, Wilderness Road, Reading, RG6 7RR

£850,000

This beautifully presented 4 bedroom bay-fronted semi-detached property home has been sympathetically extended to create a stunning family home. Boasting an enviable address within the Aldryngton and Maiden Erlegh school catchment, the property is positioned adjacent to the university grounds which are ideal for lakeside walks. The centre of the home is the open-plan kitchen-living room fitted with a John Lewis of Hungerford kitchen with a central island breakfast bar. Bifold doors open to the landscaped garden and the living room with a log stove also has access via double doors to the patio terrace. The property is ideally positioned for Earley station and local bus routes with M4 access, business parks and the town centre within convenient reach.





- 4 bedrooms; 2 Bathrooms
- 19'3 Living room with log stove and double doors to garden
- Impressive 27' open-plan kitchen-living room with central island
- Separate Dining room with bay window; Utility room
- 120' Landscaped garden with Garden room
- Generous driveway parking



Council tax band E
Council- Wokingham





Garden

The landscaped rear garden extends in excess of 120' and is a particular feature and enjoys a high degree of privacy and incorporates a paved patio terrace which is ideal for al-fresco dining and overlooks the well-kept lawned garden. A stepping stone pathway leads to the rear flanked by well-stocked shrub beds and leads to a further rear patio to capture the last of the days sun. A useful garden room offers the potential for a home office and there are a number of raised beds and a willow panel concealing a potting shed.

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a garage that has been altered to create a utility room which is accessed via the kitchen area.

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

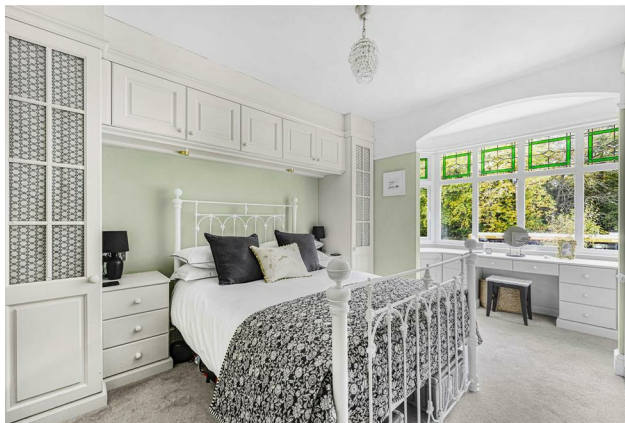
Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

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”



Approximate Gross Internal Area 2140 sq ft - 199 sq m

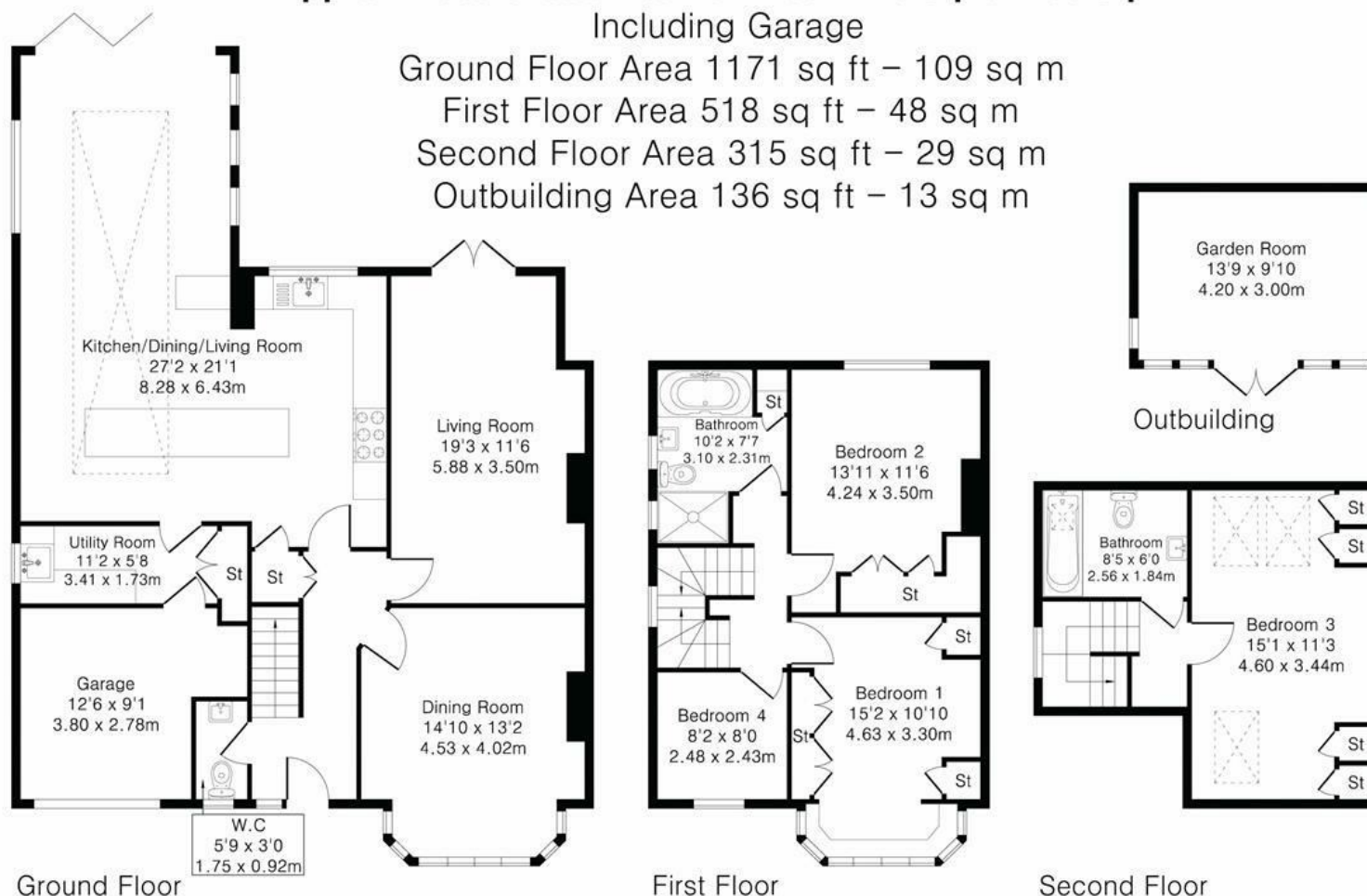
Including Garage

Ground Floor Area 1171 sq ft – 109 sq m

First Floor Area 518 sq ft – 48 sq m

Second Floor Area 315 sq ft – 29 sq m

Outbuilding Area 136 sq ft – 13 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.



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		
	47	72
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.