



Positioned in the village of Three Mile Cross, which has convenient access links to Reading town centre, M4 junction 11, and Green Park station. Situated in an exclusive cul-de-sac with a small collection of modern properties. The property has been adapted to enhance its accommodation and efficiency with the installation of solar panels. Comprising an inviting 18ft living room, which has been adapted as a home cinema, a Spacious 31ft kitchen family room, which is an ideal space to entertain, a 20ft garage and a cloak room. On the 1st floor, there are 4 bedrooms ensuite and a family bathroom. To the rear of the property, there is a south-facing low-maintenance patio garden.

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

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- No onward chain
- Modern cul de sac in a desirable village
- 4 Bedrooms & ensuite shower room
- 31ft kitchen family room
- 20ft garage and off road parking
- South facing patio garden





Council tax band F

Council- WBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles, a garage and an EV charging point

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Standard – ADSL/copper wire

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"

There is a historic church chancel. A rule that requires the property owner to contribute to the cost of repairs to the chancel. That is, the eastern portion of the church, where you will find the altar.

Floorplan

Approximate Gross Internal Area 1795 sq ft - 167 sq m  
(Including Garage)

Ground Floor Area 1106 sq ft – 103 sq m

First Floor Area 689 sq ft – 64 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

**HASLAM'S**  
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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                                   |         |                         |
| (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.