HASLAMS Sales

Champlain Street

£680,000

Reading, RG2 6AF



5 3 2

This impressive New England-style home is situated on the favoured Green Park development by Berkeley Homes. Set within a picturesque lakeland setting, the development offers nature trails and play areas, along with a train station, convenience store, gym and local school, and is adjacent to the business park. Conveniently positioned for the town centre and M4 motorway, the development has been thoughtfully designed and finished to a high standard. Arranged over three floors, the property offers versatile accommodation with the option of five bedrooms. The ground floor comprises a kitchen-dining room with doors opening onto the garden, a living room and a utility room with WC. On the first floor, the principal bedroom benefits from a westerly-facing balcony, alongside a further double bedroom with an en suite shower room. The top floor provides three additional bedrooms, one of which features an en suite shower room, together with a family bathroom. Outside, the property benefits from driveway parking and a garage. Ideally suited to professional families and investors alike, the home offers excellent transport links and is within walking distance of the business park. The property is offered for sale with no onward chain.

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

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- 5 bedrooms, principal with balcony and 2 rooms with en suites
- Open -plan kitchen-dining room with garden access
- Living room
- Utility/WC
- Garage and driveway
- No onward chain













Council tax band A

Council- Reading

Garden

The garden features a paved patio that extends to a paved pathway leading to the rear with a lawned garden with side door access to the garage and pedestrian gated access to the driveway.

Additional information:

Parking
The property has driveway parking and a single garage.

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)

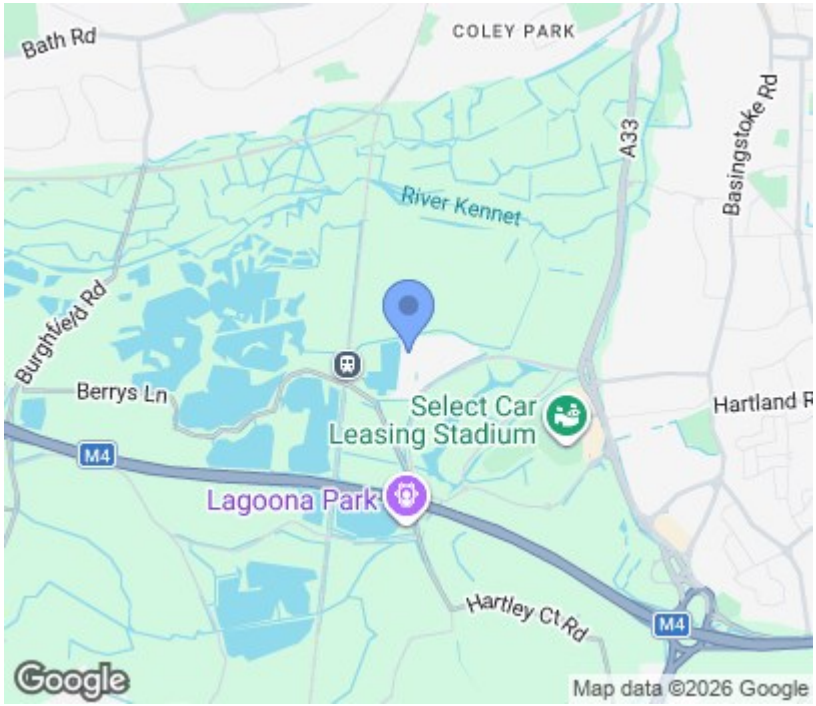
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Development Service charge: Residents pay a contribution towards the upkeep of the communal grounds, this is approximately £900 PA.

Floorplan

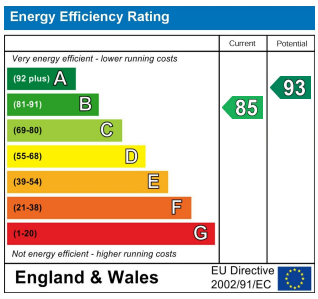


APPROXIMATE GROSS INTERNAL AREA= 1528 SQ FT / 141.9 SQ M
(EXCLUDING GARAGE)
OUTBUILDING = 17 SQ FT / 1.5 SQ M
TOTAL = 1545 SQ FT / 143.4 SQ M
This plan has been drawn for illustrative and identification purposes only.



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