



Nestled in the desirable village of Burghfield, this charming two-bedroom home offers a wonderful balance of countryside surroundings and everyday convenience. Situated in a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. The accommodation comprises an entrance lobby, a spacious living room, a well-proportioned kitchen/breakfast room, two generous bedrooms, and a family bathroom. Further benefits include double glazing, gas central heating, a garage, and resident parking. Outside, the property boasts a private and enclosed rear garden of approximately 40ft, providing an ideal space for relaxing or entertaining, with the added advantage of gated rear access. Burghfield is a popular village surrounded by attractive Berkshire countryside, offering easy access to scenic walks, cycling routes, and open green spaces. Despite its rural appeal, the village remains well connected, with Reading, Theale, and the M4 all within easy reach, making it an excellent choice for those seeking a more tranquil lifestyle without sacrificing convenience.

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

sales@haslams.net
0118 960 1000



- Village location
- 2 Bedroom terrace
- Spacious living room
- Garage and parking space
- Ideal first time purchase
- No onward chain





Council tax band C

Council- WBC

Additional information:

Parking

The property has a parking space and garage in a nearby block

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

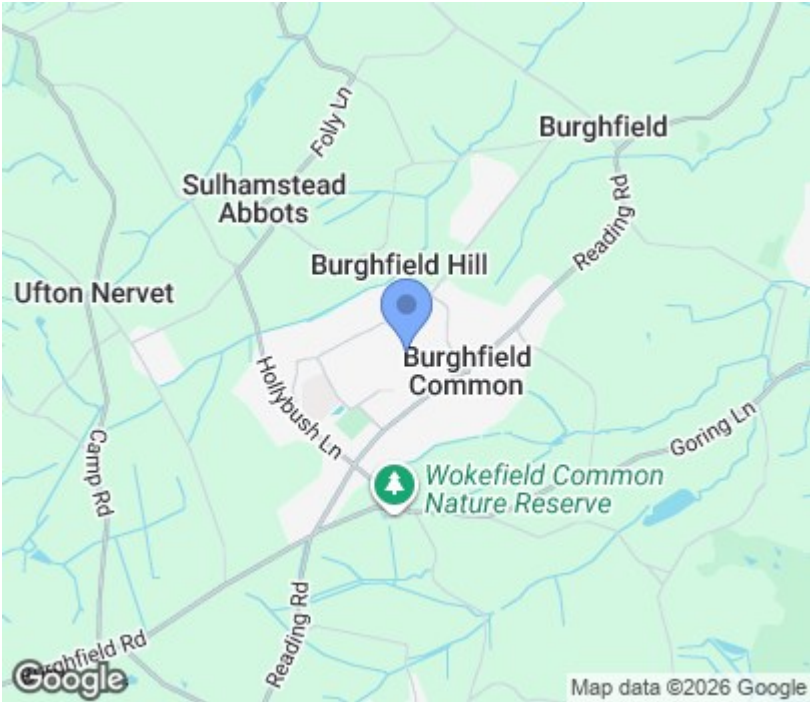
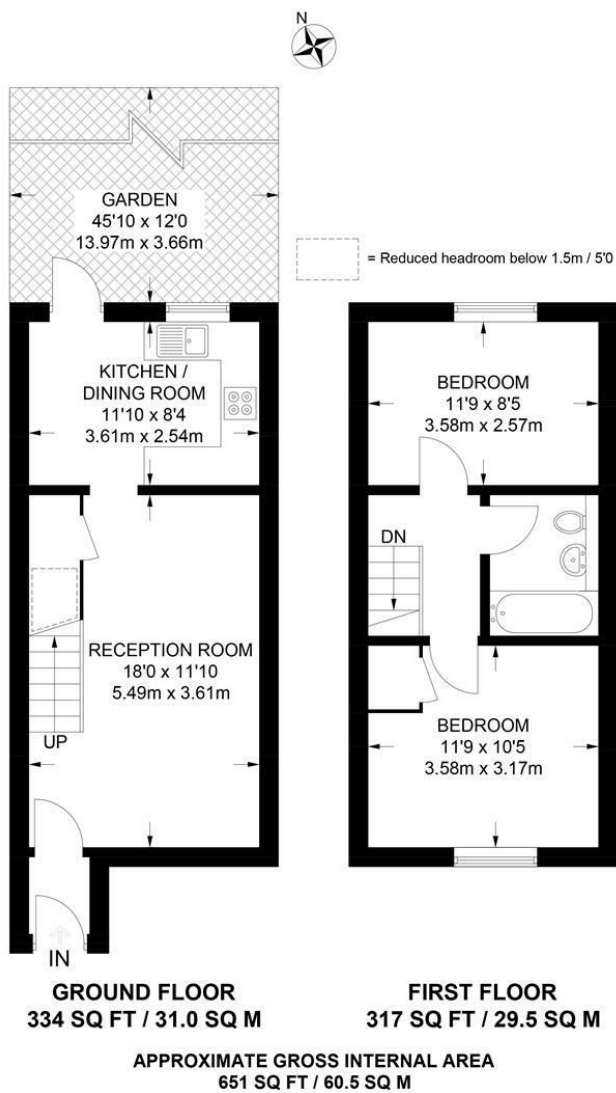
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.