



4



2



3



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A contemporary detached home in a private gated setting. Positioned within a secluded development of just four houses, this contemporary detached home offers calm, light-filled spaces designed for modern family living. The open-plan kitchen, dining and family area forms the heart of the house, opening through wide glazing to a landscaped garden that blends indoor and outdoor life. A separate living room provides a quieter retreat, also connecting to the terrace through bi-fold doors. Upstairs are four well-proportioned bedrooms, including a principal suite with en suite shower room. Moments from the River Thames and within easy reach of both Caversham and Reading, the house combines privacy, simplicity and contemporary design in a rare gated setting.

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

sales@haslams.net
0118 960 1000



- Modern 4 bedroom detached family home
- Living space with bi-fold doors opening onto a beautiful private garden
- Contemporary kitchen/dining/family room
- Prime position and close proximity to Caversham and Reading town centres
- Ample off-road parking
- No onward chain complications





Council tax band F

Council- RBC

Additional information:

Parking

The property has a block paved driveway.

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)

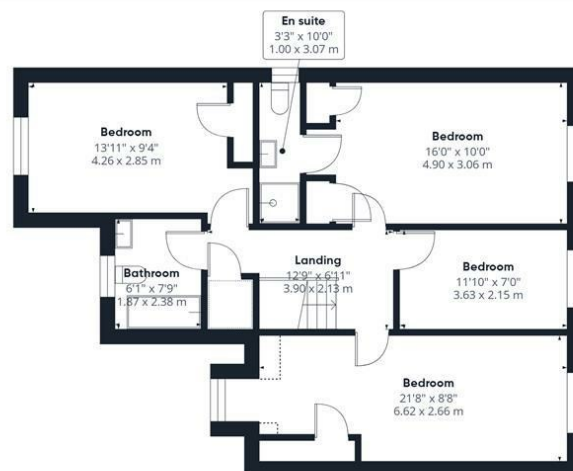
Mobile phone coverage

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



Floor 0



Floor 1

Approximate total area⁽¹⁾1574 ft²146.4 m²

Reduced headroom

 5 ft^2 0.4 m²

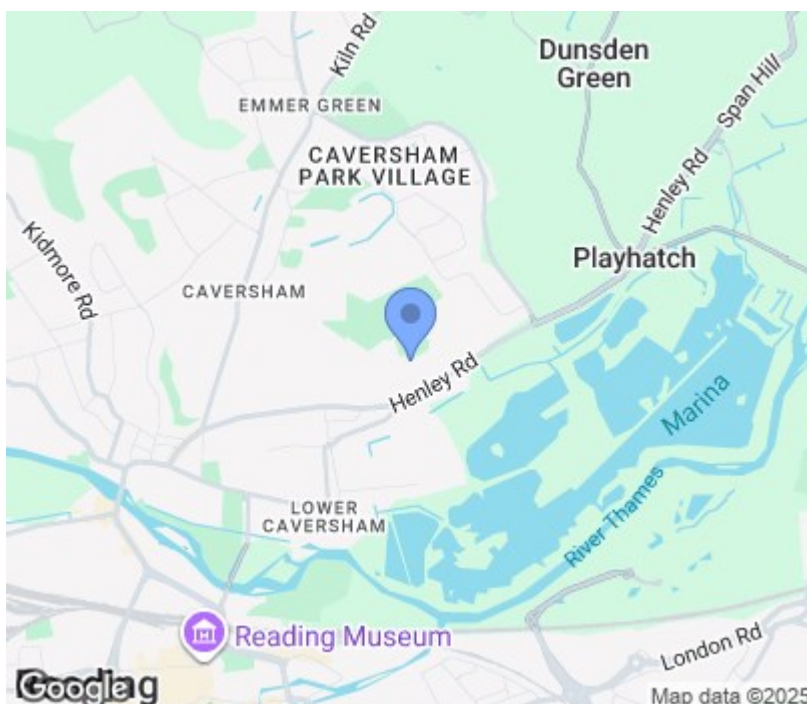
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (12 plus) A (11-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		80	88
Not energy efficient - higher running costs		EU Directive 2002/91/EC 	

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