



This detached family home is located in the favoured village address of Spencers Wood and is within convenient reach of local amenities. Set back from the road with a gravel driveway, the property features 4 bedrooms and 2 reception rooms with the added benefit of a car port and single garage and is offered for sale with no onward chain. The property offers the opportunity for individual improvement and upgrading to meet an incoming buyers needs. The location is ideal for village amenities in Shinfield and Swallowfield and is convenient for the M4 and local business parks.

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



- 4 Bedrooms, principal with en suite
- Living room with parquet flooring
- Dining room with double doors to garden
- Kitchen-breakfast room
- Bathroom with shower: Separate ground floor WC
- Driveway parking with car port and garage: No onward chain





Council tax band F

Council- Wokingham

Garden

The lawned garden incorporates a patio area and enjoys a high degree of privacy. From the car port there is a door to the garage and a useful storage area.

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a carport with roller door and an adjoining 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"

Floorplan

Approximate Gross Internal Area 1627 sq ft - 151 sq m

Ground Floor Area 693 sq ft – 64 sq m

First Floor Area 685 sq ft – 64 sq m

Garage Area 249 sq ft – 23 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.



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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		81	62
		EU Directive 2002/91/EC	

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