

## Larissa Close

Reading, RG31 6LE













Tucked in a quiet Tilehurst cul-de-sac, this fully refurbished detached home offers stylish modern living over two floors. It features a new insulated roof, new double glazing, and a heating system with a 10-year warranty.

The open-plan ground floor includes a kitchen-diner with skylight, bi-fold doors to the garden, integrated AEG appliances backed up by a 2-year guarantee, plus a utility room and cloakroom.

Upstairs are four spacious bedrooms, including a master with ensuite, and a sleek family bathroom.

Outside offers a private landscaped garden, patio, garage, and ample off-road parking. Conveniently near Tilehurst Station, shops, cafés, Arthur Newbury Park, top schools, the M4, A329(M), and bus routes.



- Brand new detached home fully refurbished throughout
- Quiet cul-de-sac location
- New patio & landscaped garden
- New windows & heating system
- Guaranteed AEG appliances
- New carpets & new flooring
- No onward chain















Council tax band F
Council- RBC
Additional information:
Parking
The property has a driveway with parking

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)

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"

## Approximate Gross Internal Area 1641 sq ft - 152 sq m (Including Garage)

Ground Floor Area 926 sq ft - 86 sq m First Floor Area 715 sq ft - 66 sq m





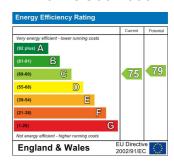
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.





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

## sales@haslams.net 0118 960 1000



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.