



Located in the highly sought after Benyon Court development with a prime position overlooking the central green is this attractive end-Mews style home. The property is conveniently situated for the town centre and mainline station with excellent transport links by both road and rail with local bus routes and Reading West station within easy reach. The 3 bedroom home has well-planned accommodation comprising 2 reception rooms, and a kitchen overlooking the green with a west facing garden. There is a garage located in a block to the rear of the house and residents parking areas for shared use. This home will appeal to professional purchasers and families alike and offers the exciting opportunity for an incoming purchaser to add their own identity.

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

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- 3 bedrooms
- Living room with door to garden
- Study and kitchen overlooking the central green
- Garage in block and residents parking
- Excellent transport links
- Bathroom with shower & separate WC







Council tax band D

Council- RBC

Garden

The garden is private and has been paved so is very low maintenance and has a rear gate that leads to the garage block

Additional information:

Parking

The property has a garage located in a block to the rear of the garden and there are residents parking areas for shared use.

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)

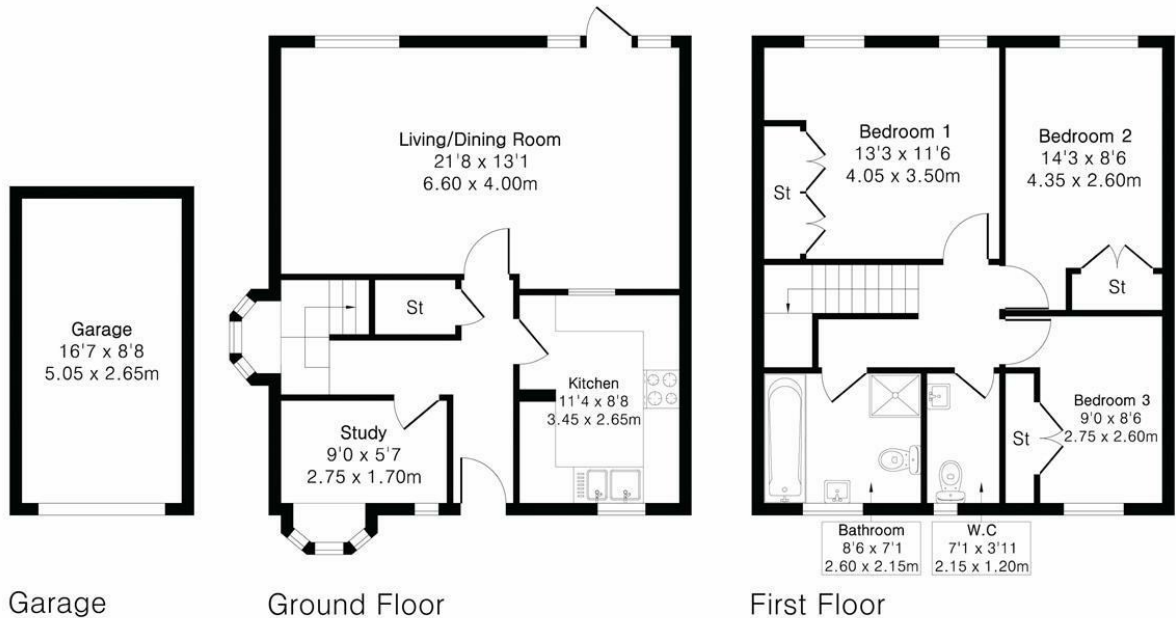
Mobile phone coverage

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 1232 sq ft - 114 sq m  
(Including Garage)

Ground Floor Area 552 sq ft – 51 sq m  
First Floor Area 536 sq ft – 50 sq m  
Garage Area 144 sq ft – 13 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.

HASLAM'S  
Sales



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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                             |         |           |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.