



This detached property occupies a prime corner plot within this select development of nine executive homes. Situated in the highly sought-after University area, the property is within easy reach of the University campus, Royal Berkshire Hospital, Green Park, transport links and a number of independent schools. This five-bedroom home features well-appointed living accommodation with a central galleried landing and three reception rooms complemented by a kitchen-breakfast room. Approached via a generous gated driveway flanked by a part-walled lawned garden leading to a double garage. At the rear of the property is a delightful landscaped rear garden with split-level covered decking areas ideal for al-fresco dining. The property is being sold with no onward chain complications.

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



- 5 Bedrooms, principal and guest bedrooms with en suites
- Dual aspect living room with fireplace and gas fire
- 28'7 Fitted kitchen-dining room with breakfast bar
- Study; Utility
- Driveway parking and double garage
- No onward chain





Council tax band G

Council- Reading

Garden

The rear garden features a paved patio with a stepping stone pathway and steps lead to the upper tiered garden with an area of decking. There is a shed discreetly positioned at the side of the property with dual doors providing access to the front of the property and a side door to the garage.

Additional information:

Parking

The property has a gated driveway with parking for multiple vehicles and a double 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 2629 sq ft - 244 sq m

(Including Garage)

Ground Floor Area 1338 sq ft – 124 sq m

First Floor Area 1291 sq ft – 120 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.



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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	62	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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