



Haslams are delighted to offer to the market this detached family home situated in a highly sought-after cul de sac close to Reading University, Royal Berkshire Hospital, and within a mile of Reading town centre. Nearby amenities include public transport links, local shops, and green space.

The property comprises a 21ft bay-fronted living room with double doors leading to a 12ft dining room, a 12ft kitchen breakfast room, utility, and w/c. On the first floor, there are 4 sizable bedrooms all benefiting from storage, a family bathroom, and an ensuite shower room. To the front of the property is off-road parking for several vehicles leading to a double garage. To the rear of the property is a privately enclosed south-facing garden.

This property is being sold with no onward chain complications.

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

sales@haslams.net
0118 960 1000



- Desired cul-de-sac location
- Detached family home
- Ample off road parking & garage
- South Facing garden
- Easy access to Reading town centre
- No onward chain





Council tax band F

Council- Reading

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached 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

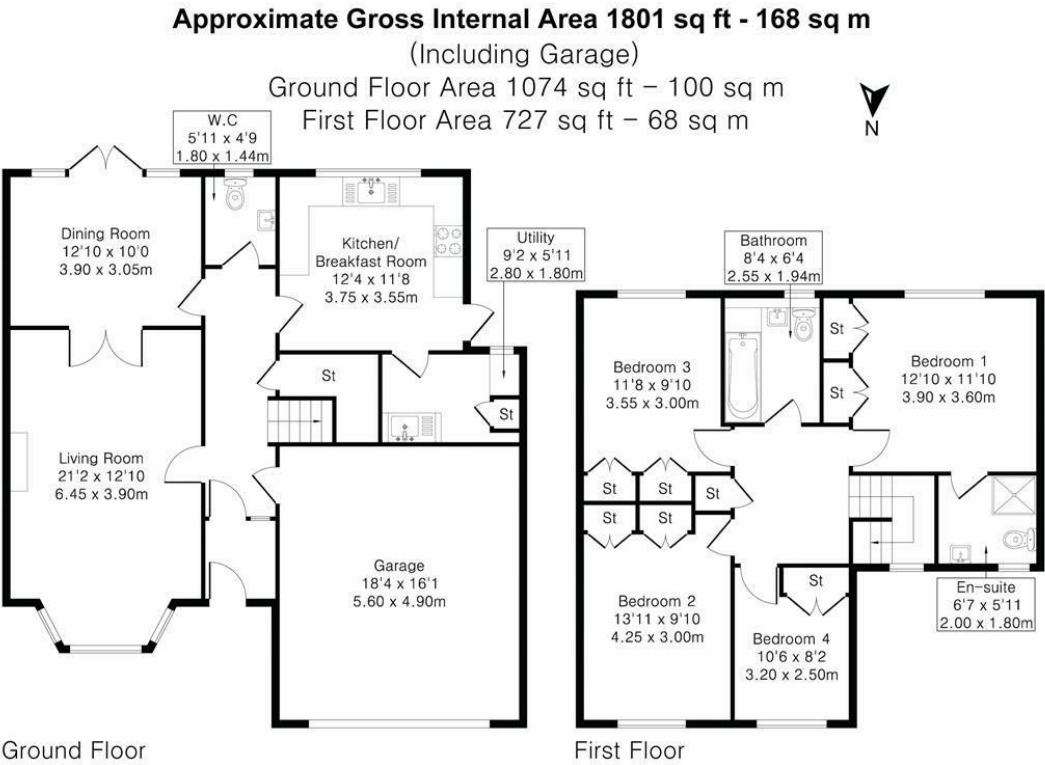
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

There is a TPO on a tree in the back garden which fell down 2020 due to deterioration over time. The council have advised this tree must be replaced like for like.

We are aware that a neighbouring property has submitted planning and details can be found on Wokingham Borough council website under planning reference PL/25/0233.

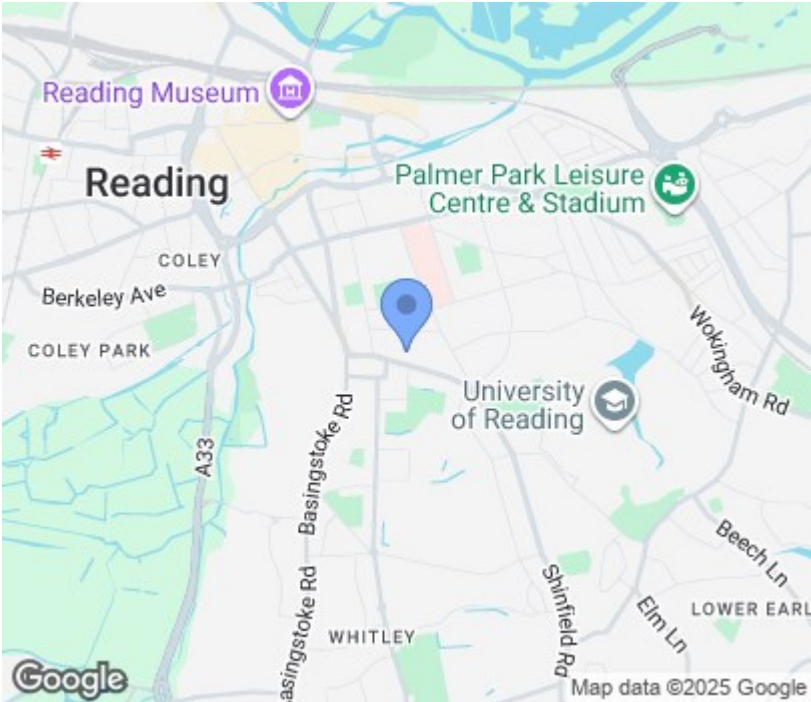
Floorplan



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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.