



This individual detached family home is located to the south of Reading close to the University area borders and backs on to Cintra Park. Ideally positioned within convenient reach of local amenities and transport links the 4 bedroom home offers the opportunity for individual improvement and upgrading as required. Featuring an impressive 100' part-walled garden with a brick built outbuilding which is ideal for a home office and driveway parking for a number of cars. The property is being sold with the added benefit of no onward chain.

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

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0118 960 1000



- 4 Bedrooms
- Living room with bay window and fireplace
- Dual aspect Family room with side bay window and fireplace
- Kitchen-dining room overlooking 100' garden
- Brick-built outbuilding; Driveway parking
- No onward chain





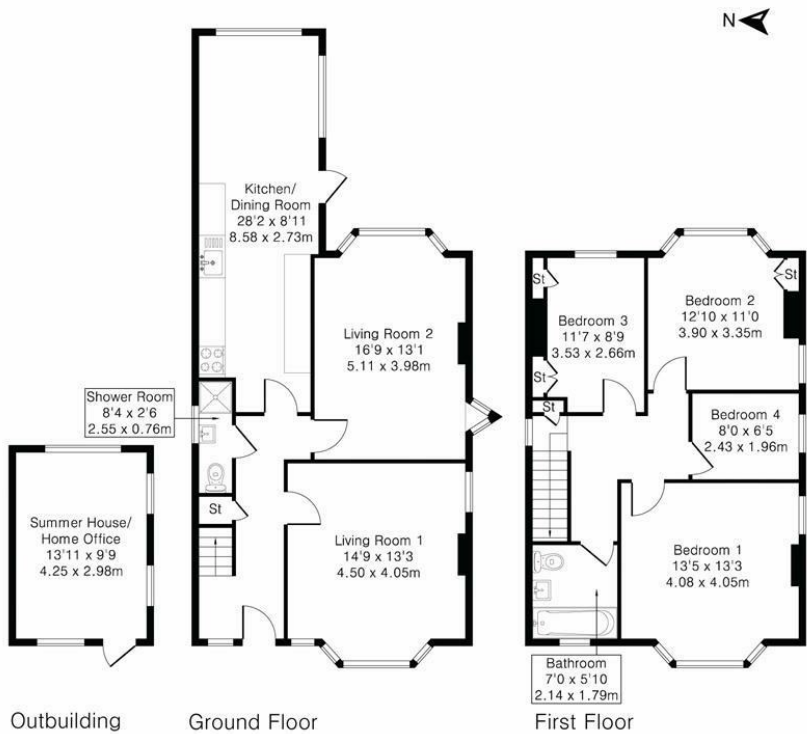
Further details

Garden
Enjoying an easterly aspect the part-walled garden extends to approximately 100' and incorporates a useful outbuilding that could be used as a home office/gym. Laid to lawn with shrub beds with a number of fruit trees and an ornamental pond and a useful storage shed. There is pedestrian side gate access.

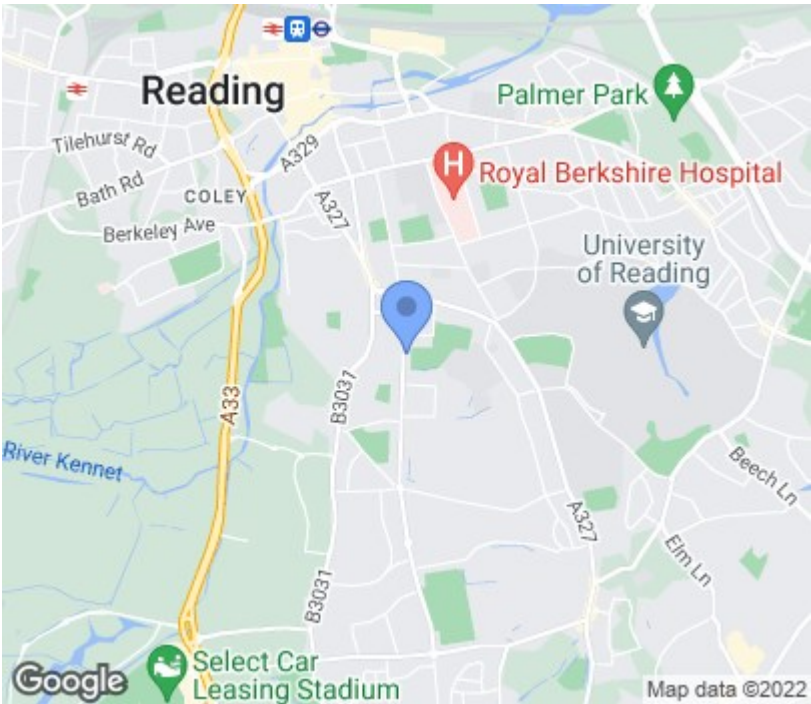
Parking
There is driveway parking for a number of vehicles.

Floorplan

Approximate Gross Internal Area 1465 sq ft – 136 sq m
Ground Floor Area 740 sq ft – 69 sq m
First Floor Area 589 sq ft – 55 sq m
Outbuilding Area 136 sq ft – 13 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		
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.