

**HASLAM'S**  
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9, Lancaster Close, Reading, RG1 5HB

£800,000



A detached family home set in a desired cul-de-sac which is within close proximity to landmarks such as Reading University, Royal Berkshire Hospital, and Reading town centre. This fantastic location benefits from several amenities, including a local park, public transport links, and shops. Within a 1 mile radius are some of Readings finest schools including Reading Boys,Kendrick Grammar and Lieghton Park.

This well-presented property offers spacious accomodation comprising 3 reception rooms, study ,refitted kitchen breakfast room and cloakroom. On the first floor there are 5 bedrooms, an ensuite, and a family bathroom. To the rear of the property is a privately enclosed garden with a patio area and lawn. To the front of the property there is ample off road parking leading to double garage.



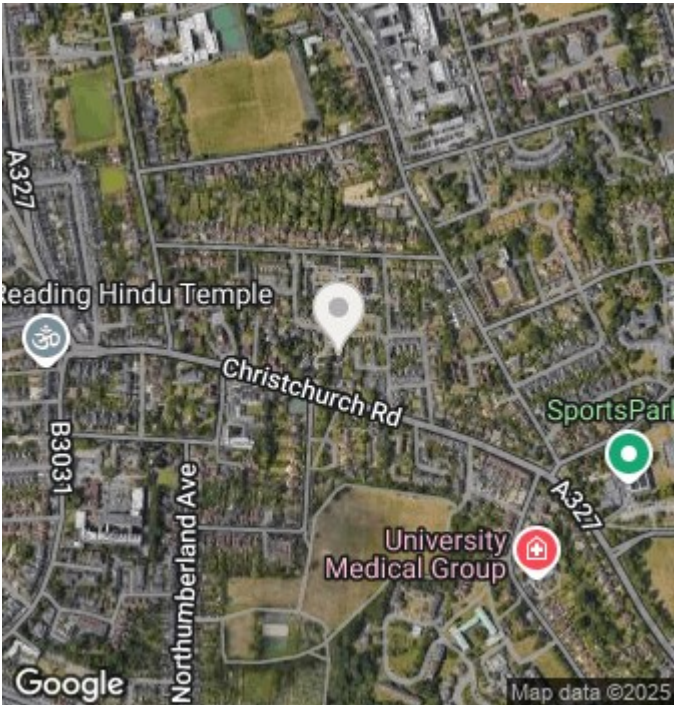




- Desired cul-de-sac
- Detached family home
- 5 bedrooms
- Study
- 3 Reception rooms
- Double garage



Council tax band G  
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):

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”

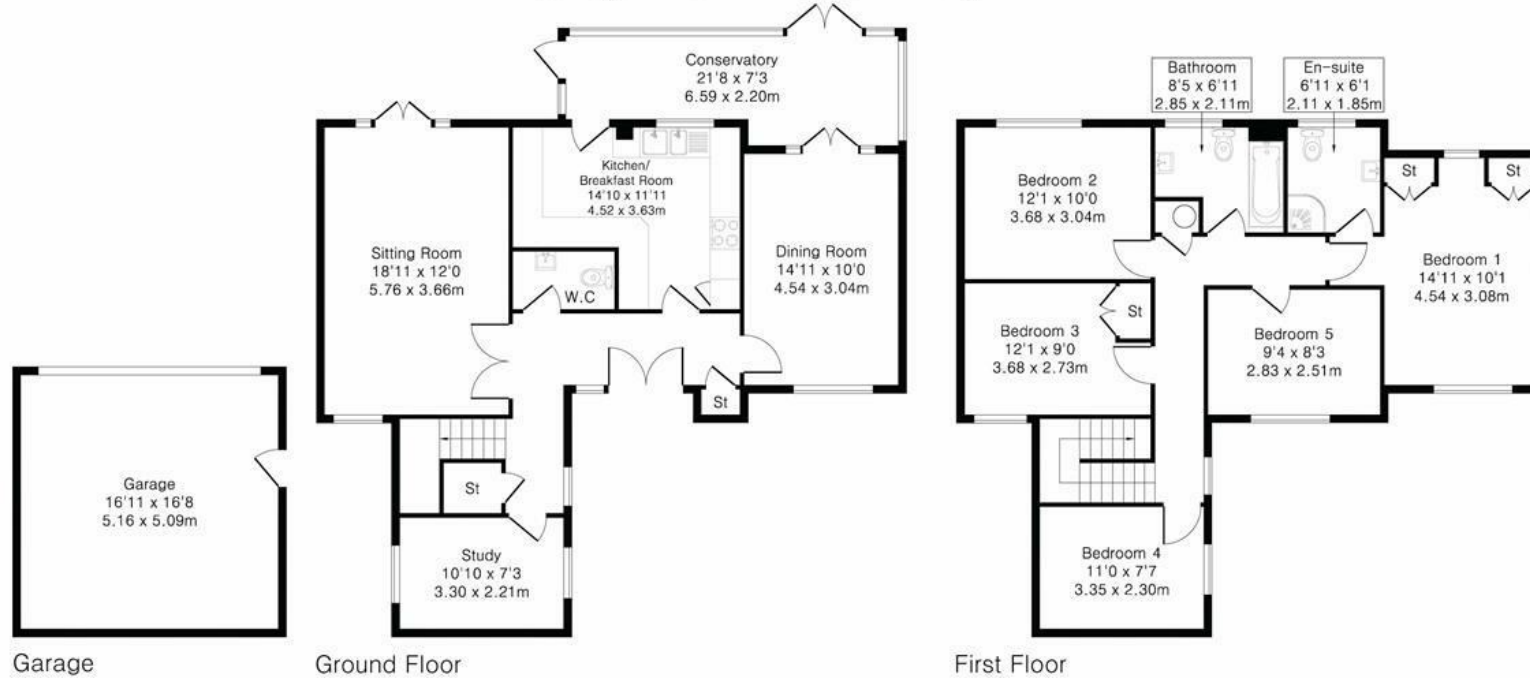


**Approximate Gross Internal Area 2063 sq ft - 191 sq m**

Ground Floor Area 957 sq ft – 89 sq m


First Floor Area 823 sq ft – 76 sq m

Garage Area 283 sq ft – 26 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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