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This semi-detached home is located in a highly sought after residential address within the Radstock and traditional Maiden Erlegh school catchment area. The 3 bedroom property benefits from generous driveway parking and an established private rear garden. The address is convenient for local amenities and is within striking distance of Earley station, M4 access and local bus routes.

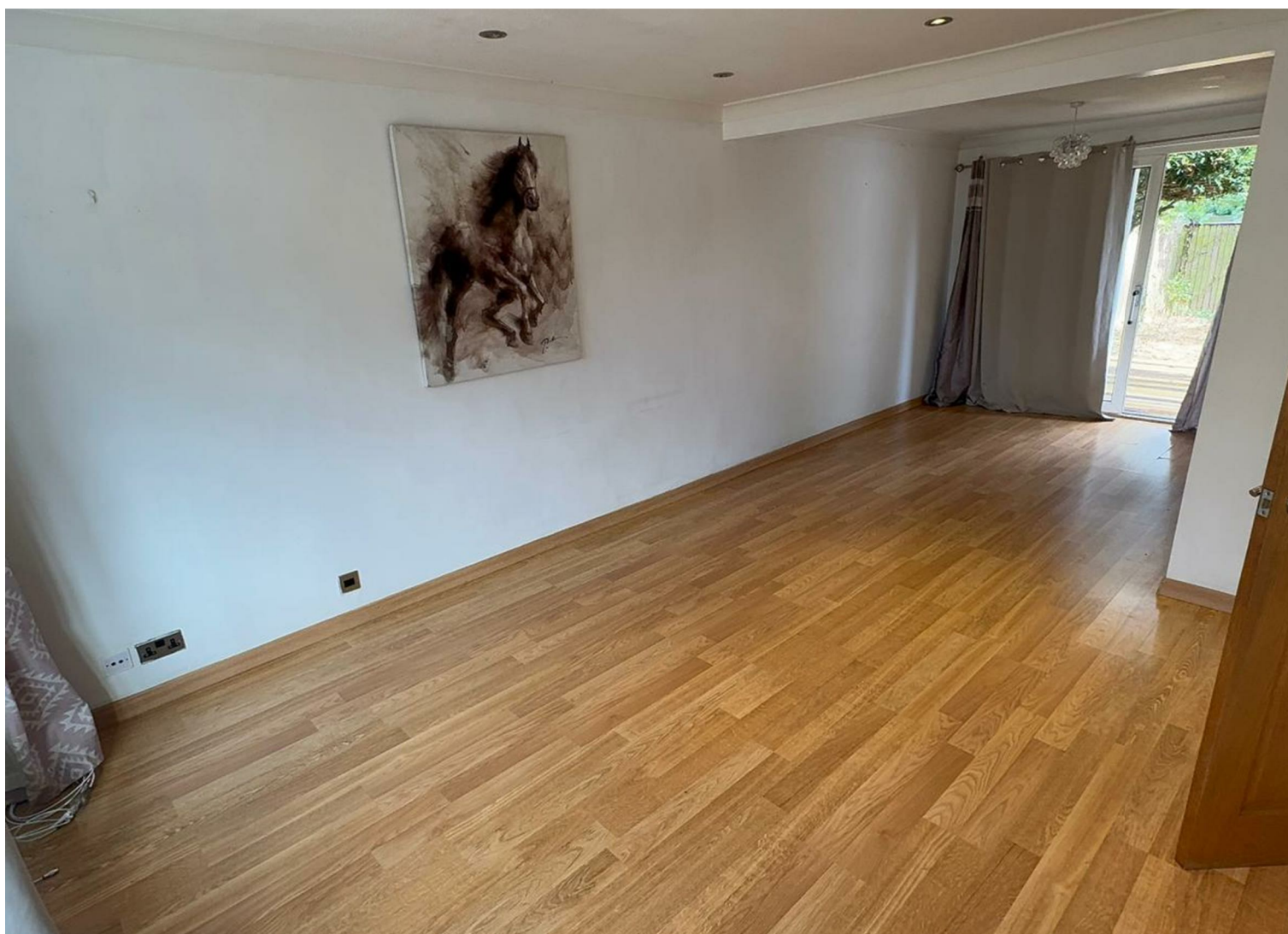
Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000





- 3 Bedrooms
- 23'8 reception room
- Fitted kitchen
- Modern shower room
- Driveway & garage
- No onward chain





Council tax band D

Council- Wokingham

Additional information:

Parking  
The property has driveway parking with double gates opening to a further area of driveway and a single 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"

Garden

The lawned garden has an area of timber decking which requires attention.



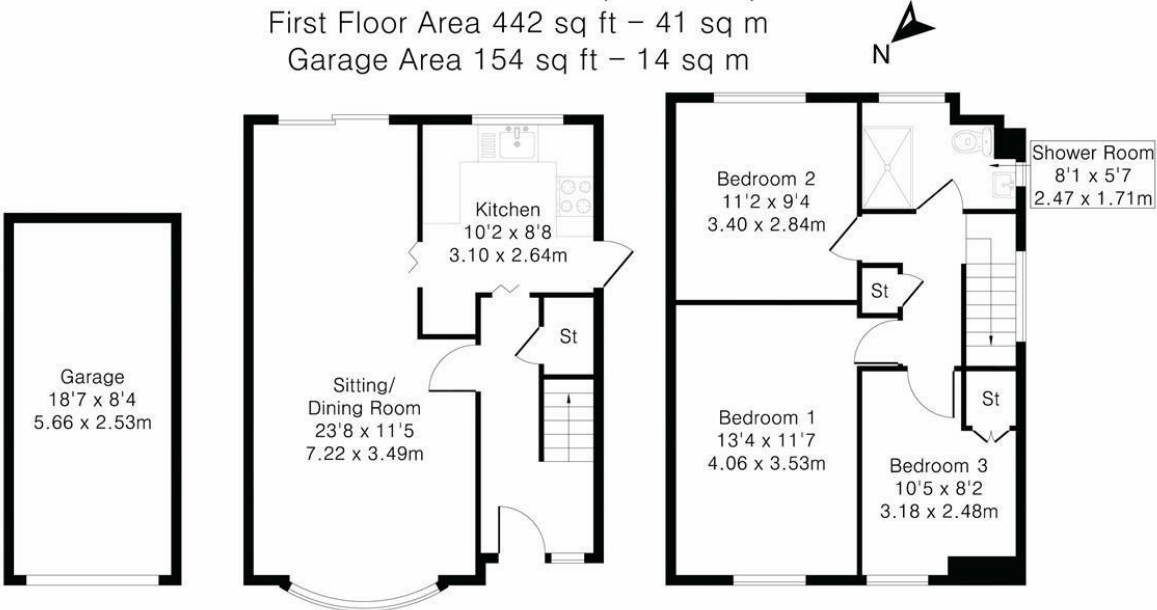
Floorplan

Approximate Gross Internal Area 1023 sq ft - 95 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 442 sq ft – 41 sq m

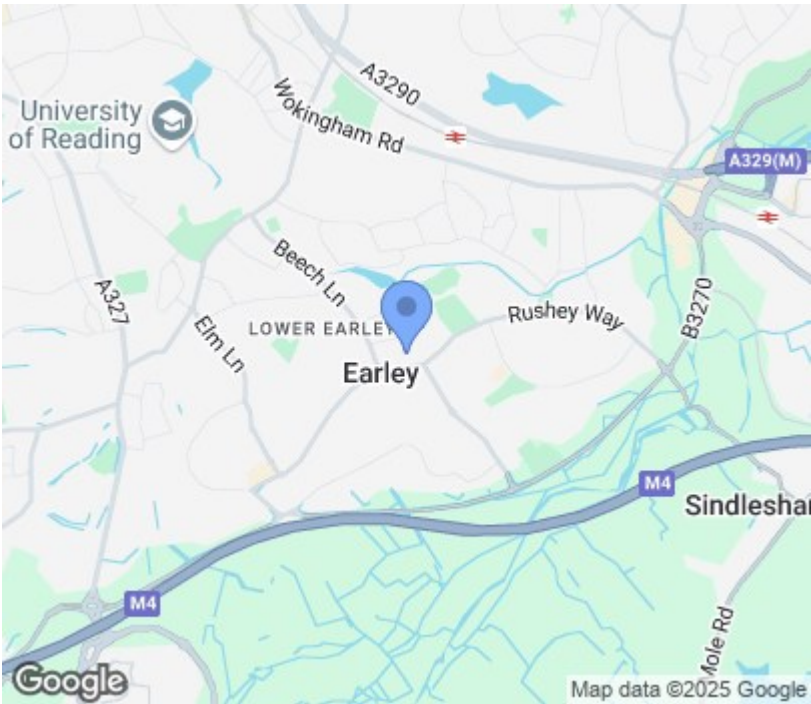
Garage Area 154 sq ft – 14 sq m



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		83
(81-91) B		
(69-80) C		63
(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.