



This well-presented 4 bedroom detached home enjoys a popular cul-de sac address which is located to the south of Reading. The property benefits from 2 separate reception rooms with an established private garden and a garage with driveway parking. Ideally positioned within convenient reach of the town centre and local amenities with the University campus, business parks and excellent transport links via M4 with local bus routes nearby. The property will appeal to purchasers seeking a choice residential address.

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

sales@haslams.net
0118 960 1000



- 4 Bedrooms
- 2 Separate reception rooms
- Modern 1st floor shower room: Separate WC
- Garage and driveway
- Popular Cul-de-sac address
- Convenient for local amenities and transport links





Council tax band D

Council Reading Borough Council

Parking

There is a garage located at the rear of the garden with a power & light and a driveway space for 1 vehicle with a further area of brick-paved hardstanding to the side.

Garden

The well-maintained garden incorporates a paved patio with pathway linking two pedestrian gate. The garden is mainly lawned with a central shrub beds with brick surround and established shrub beds borders. To the front of the property is an open-plan lawned area with a mature magnolia tree.

Additional information (Part B)

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

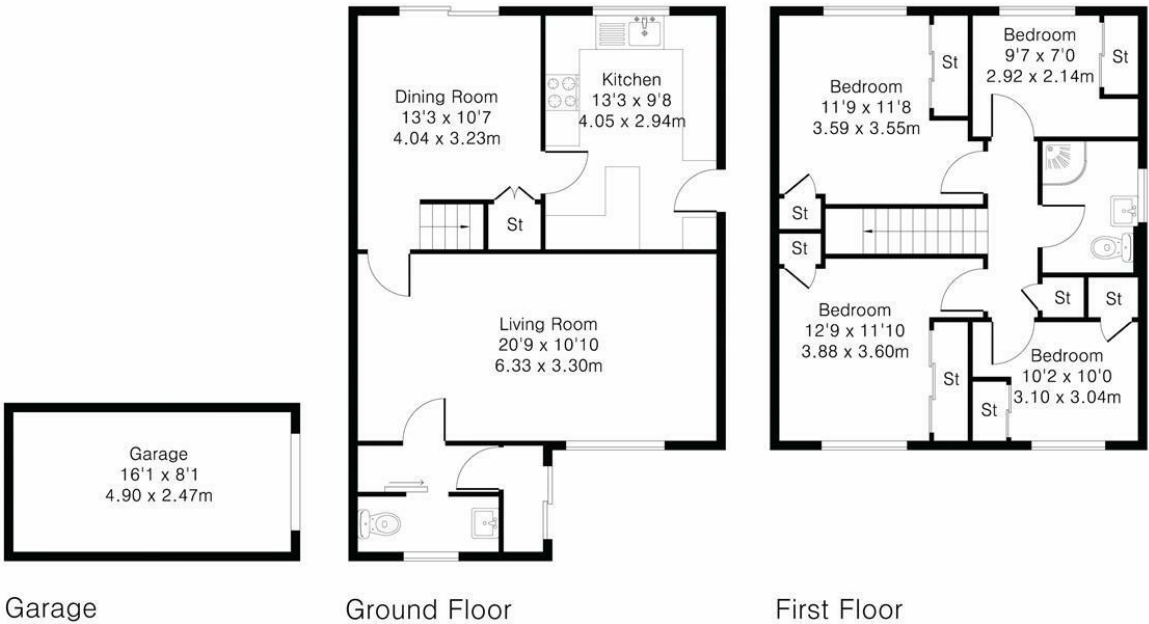
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Additional information (Part C)

The property has some Artex ceilings and Artex can contain asbestos.

Floorplan

Approximate Gross Internal Area 1223 sq ft – 114 sq m
Ground Floor Area 581 sq ft – 54 sq m
First Floor Area 512 sq ft – 48 sq m
Garage Area 130 sq ft – 12 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		65
(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.