



HAMILTON ROAD, BERKSHIRE, RG1 5RB
OFFERS IN EXCESS OF £850,000 FREEHOLD

FOUR BEDROOM THREE STOREY DETACHED FAMILY HOME IN THE HIGHLY SOUGHT-AFTER UNIVERSITY RESIDENTIAL AREA

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DESCRIPTION:

Situated in the highly desirable University residential area, this stunning four-bedroom detached property is spread across three floors. The entrance is truly striking, with grand steps leading up to the front door. The lower ground floor features a spacious kitchen/breakfast room, formal dining room, cosy family room, utility and laundry room. On the ground floor, there is a convenient office space, a bedroom with an ensuite bathroom, and a generously sized living room with a charming Juliet balcony. Moving up to the second floor, you'll find two double bedrooms, a family bathroom, and a luxurious master bedroom complete with a dressing area and ensuite facilities. The property also includes a detached garage and off-street parking, accessible via a private road at the rear. Don't miss your chance to view this exquisite home and appreciate its grandeur and comfort firsthand.

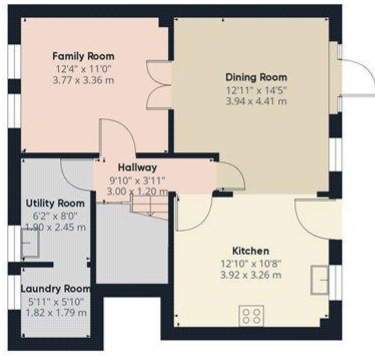
AT A GLANCE

- Substantial Detached Family Home
- Three Storey Offering Versatile Accommodation
- Garage & Parking To Rear
- Three Reception Rooms
- Family Bathroom Two Ensuites & Ground Floor Cloakroom
- Impressive Living Room With Juliette Balcony
- Office , Cloakroom ,Utility & Laundry Room
- Kitchen / Breakfast Room







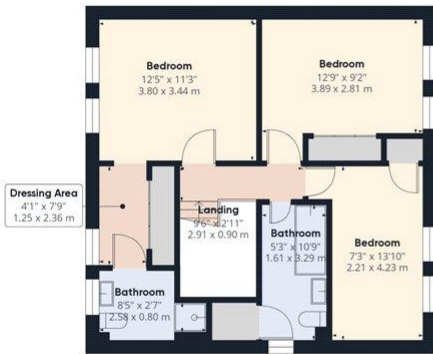


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
3793.21 ft²
352.4 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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