



**THEALE ROAD, BURGHFIELD, READING, RG30 3TP**  
**GUIDE PRICE £700,000 FREEHOLD**

# A WELL PRESENTED AND SPACIOUS DETACHED FAMILY HOME OVERLOOKING OPEN FIELDS

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### AT A GLANCE

- A Spacious Detached Family Home
- 3/4 Bedrooms
- Family Bathroom and En-suite
- Living Room
- Kitchen/Diner
- Dining Room/Snug or Ground Floor Bedroom
- Driveway Parking for Several Cars
- No Chain

### DESCRIPTION:

This spacious extended detached family home is ideally placed between the well serviced villages of Theale & Burghfield and has stunning front aspect views across fields towards Reading. Access to both junctions 11 & 12 of the M4 motorway combined with Theale train station being only a 5-10 minute drive away make this an attractive property for commuting into London or beyond. There are local primary and secondary schools on the doorstep for a young family.





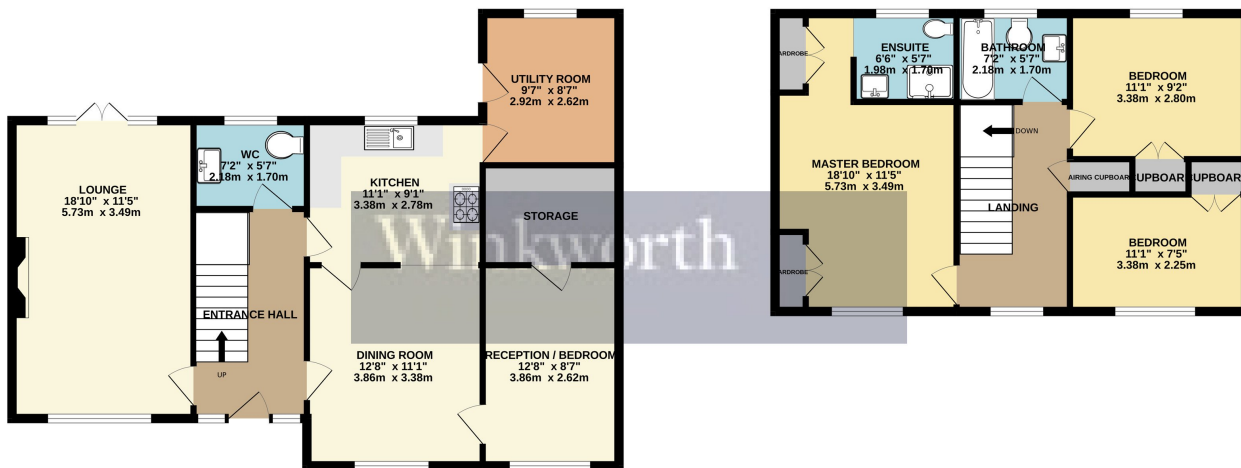






GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1317sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
56	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

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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