



**THE BROOKMILL, BERKSHIRE, RG1 6NN
OIEO £450,000 SHARE OF FREEHOLD**

A THREE BEDROOM HOUSE SET IN STUNNING RIVERSIDE LOCATION TASTEFULLY RE-FURBISHED THROUGHOUT

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DESCRIPTION:

Introducing this beautifully presented three bedroom house. sitting on a private road within a small development and has been recently re-furbished throughout. The property consists of shared entrance, leading to front door, hallway , living room featuring patio doors which open onto the garden, a refitted kitchen/dining room & cloakroom. Upstairs there are three bedrooms and a refitted shower room. The property has been tastefully decorated with new "oak" internal doors, flooring, kitchen, bathroom and WC . Further improvements include replacement roof , Velux windows, boiler, electrics re-wired and also a garage (in block) which offers parking with addition parking in the residents car park. The property further benefits from large communal grounds and close proximity to The Hollybrook river and open countryside

AT A GLANCE

- Recently Rewired
- New Boiler
- New Roof And Velux Windows
- Refitted Shower Room & Cloakroom
- New Kitchen
- New Flooring
- New Roof
- No Onward Chain

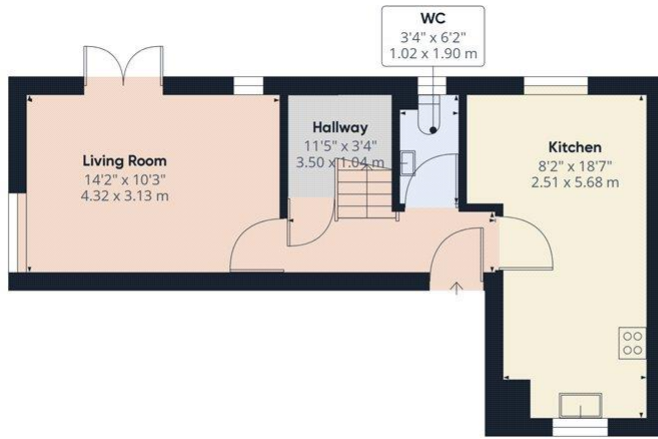


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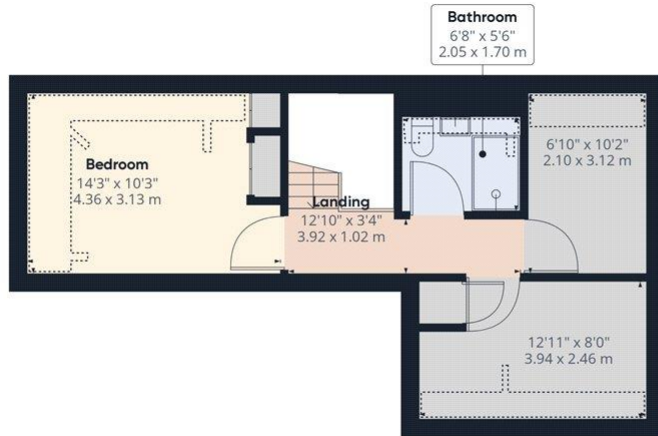


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Ground Floor



Floor 1

Approximate total area[®]
818.79 ft²
76.07 m²

Reduced headroom
82.44 ft²
7.66 m²

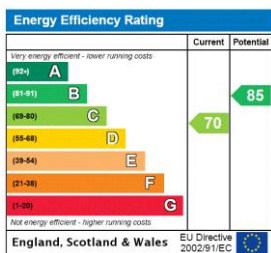
(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

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.



Tenure: Share of Freehold

Term: 996 year

Service Charge: £600 per annum

Council Tax Band: D

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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