

**SANSOME  
&GEORGE**

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**Orchard House, Reading Road, Burghfield Common, Reading,**

**Offers in excess of £650,000 Freehold**

SANSOME & GEORGE - \*\* Virtual tour available \*\*

Located in a Non-estate position is this modern detached 4-bedroom house which offers a perfect blend of convenience and comfort. The property boasts a spacious layout, ideal for families looking for looking to make this home their own.

The interior of the property benefits from Entrance porch, cloakroom, hallway, living room, dining room, kitchen, family room and store room to the rear of the garage.

The first floor benefits from Bedroom 1 with En-suite, 3 further bedrooms, family bathroom. The property further benefits from Driveway for a number of vehicles and a garage.

EPC EER - TBC

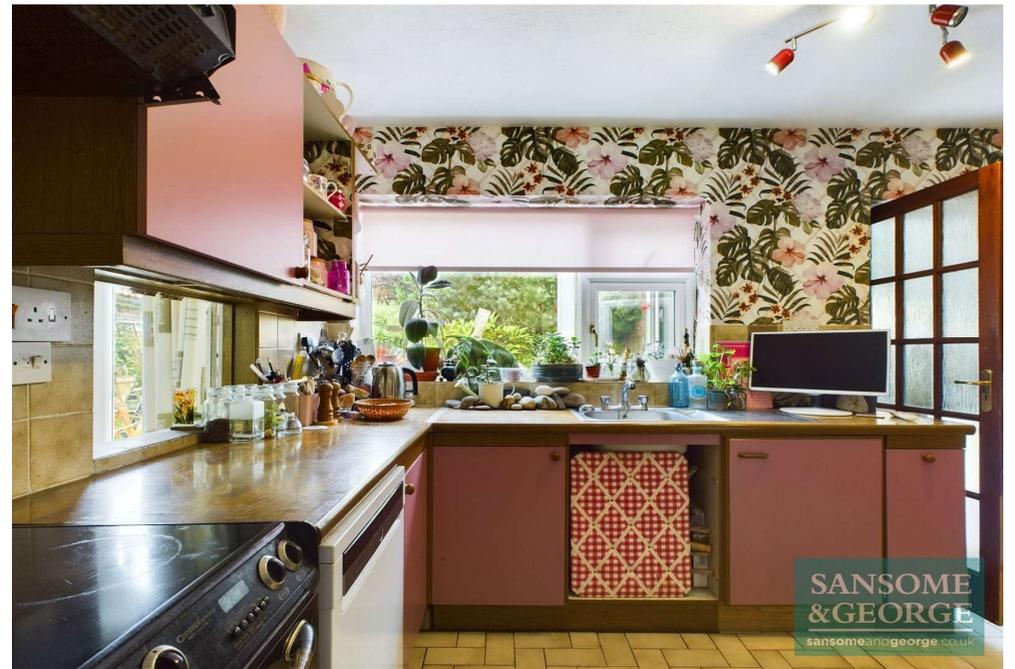
Council Tax Band - F

Council - West Berkshire

The above information may be subject to change during the transaction period.

- 4 Bedroom Detached home
- Non-estate location
- Entrance porch, cloakroom
- Hallway, living room, dining room
- Kitchen, family room
- Bedroom 1 with En-suite,
- 3 further bedrooms,
- Family bathroom
- Driveway and garage.







Floor 0

**Approximate total area<sup>(1)</sup>**  
 1516.96 ft<sup>2</sup>  
**Reduced headroom**  
 21.64 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft

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 are based on RICS IPMS 3C standard.

**GIRAFFE 360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Sansome and George - Mortimer

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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