

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



3 Kestrel Way, Burghfield Common, Reading, Berkshire, RG7

Offers in excess of £520,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR -

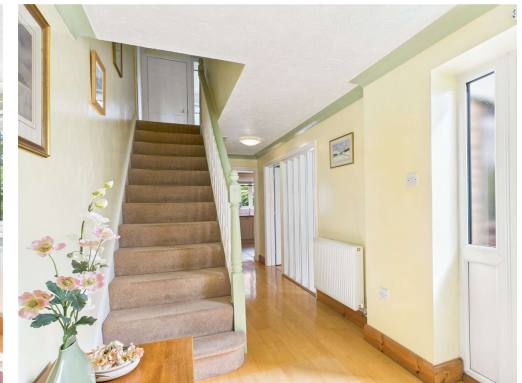
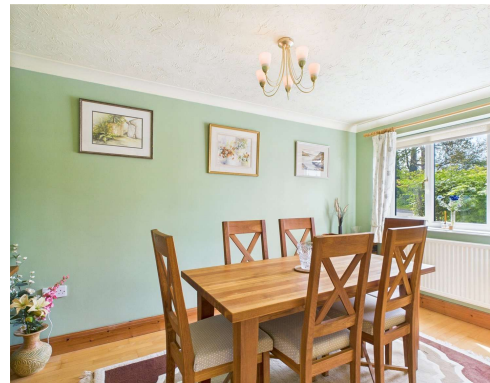
**** NO ONWARD CHAIN **** Nestled in a sought-after neighbourhood, this charming modern 4 Bedroom detached home offers a perfect blend of comfort and style. Boasting 4 bedrooms and 2 reception rooms, this property spans a generous 1,254 sq ft, providing ample space for contemporary family living. The inviting interior is thoughtfully designed with a focus on functionality and aesthetics, creating a warm and welcoming atmosphere throughout.

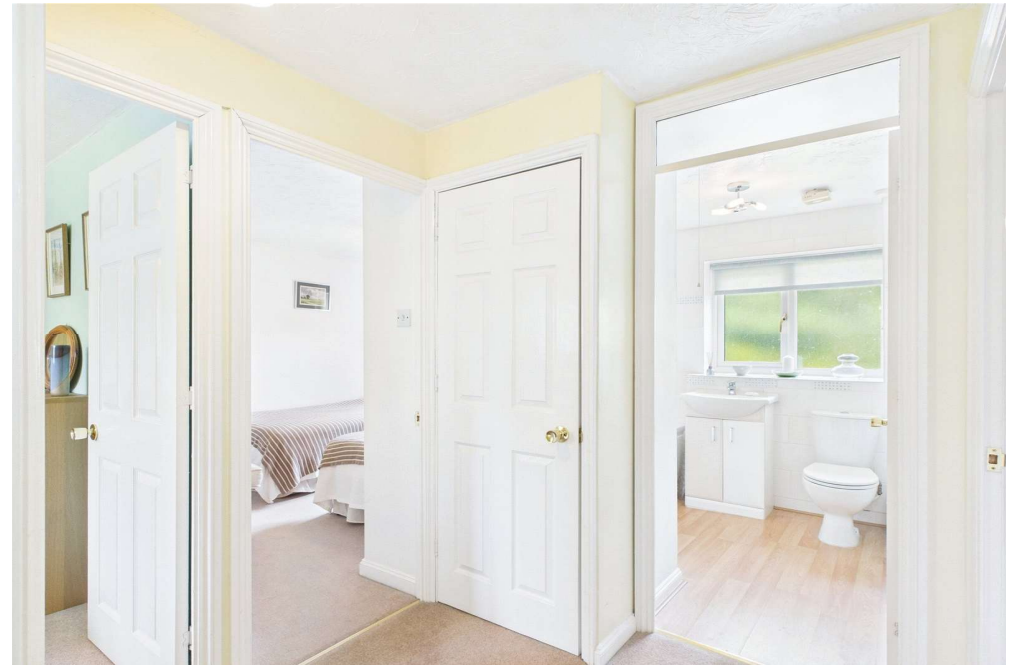
EPC - D

Local Authority - West Berkshire

Council Tax Band - F

- 4 Bedroom detached home
- Entrance Hall
- Downstairs W.C
- Living room
- Dining room
- Fitted Kitchen
- Bedroom 1 with en-suite
- 3 Further bedrooms
- Family bathroom
- Garden
- Garage and Driveway







Floor 0

Approximate total area⁽¹⁾
1253.57 ft²



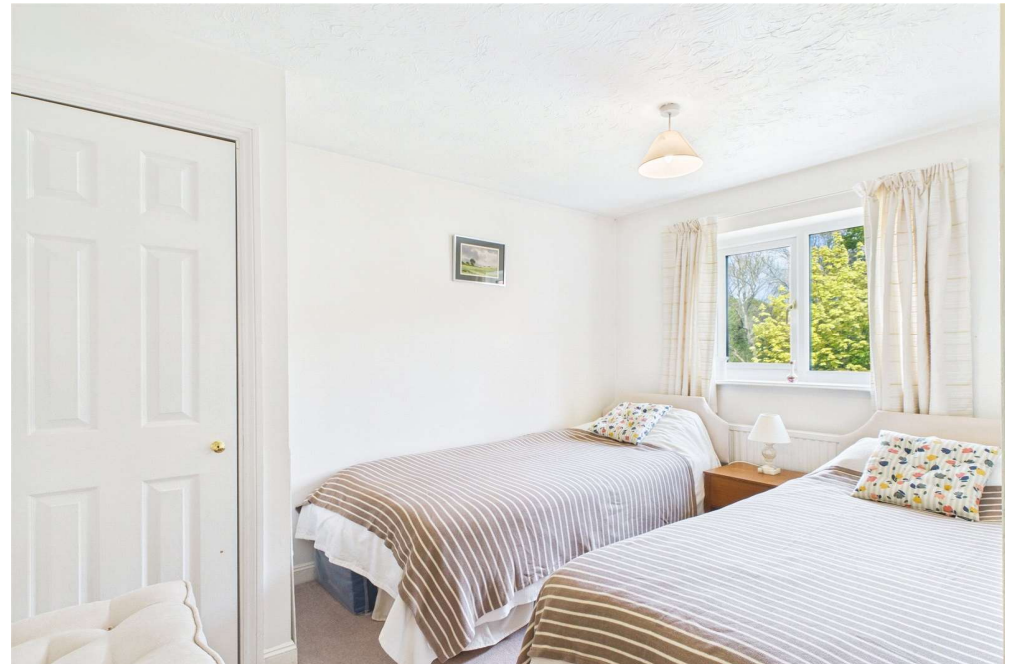
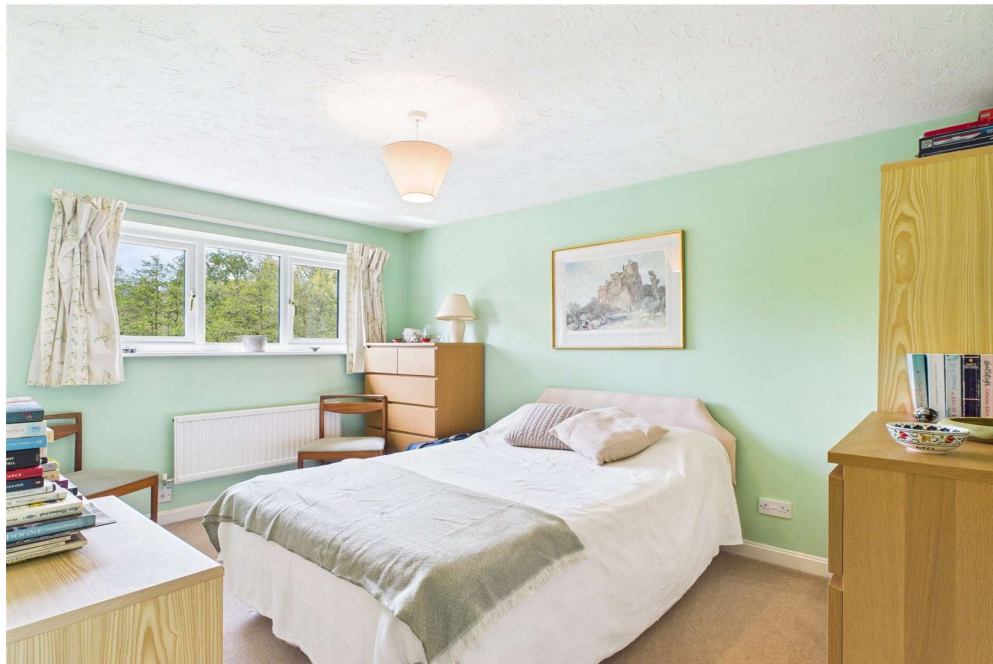
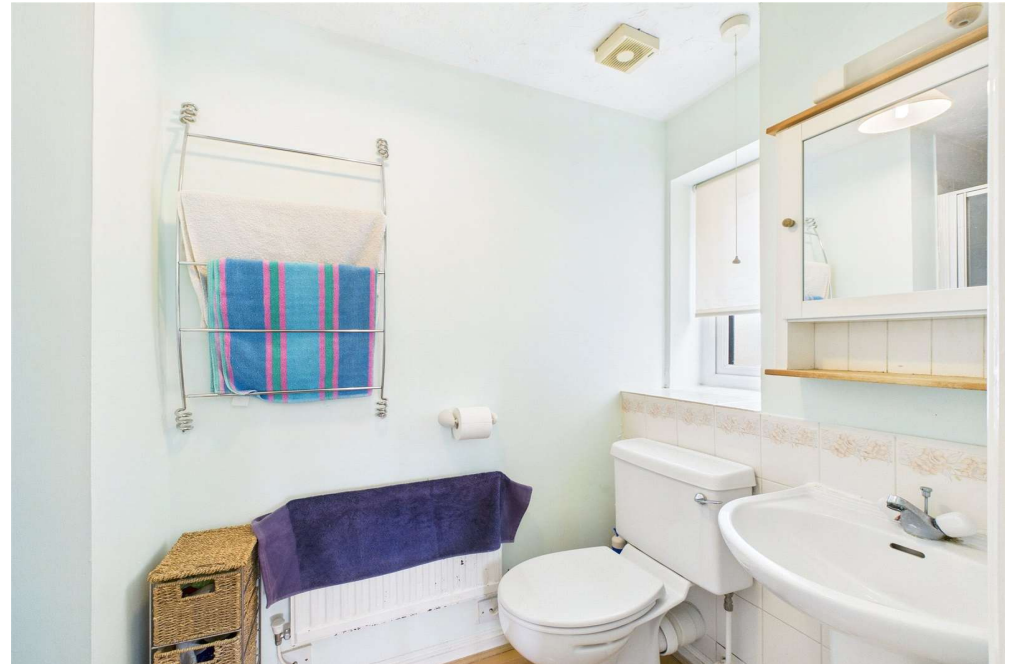
Floor 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





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

Sansome and George - Mortimer

1 Aborn Parade
45 West End Road
Mortimer
Berks
RG7 3TQ

T: 0118 933 1773

E: mortimer@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.