

**SANSOME  
&GEORGE**

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

**Offers in excess of £550,000    Freehold**



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

\*\* 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.

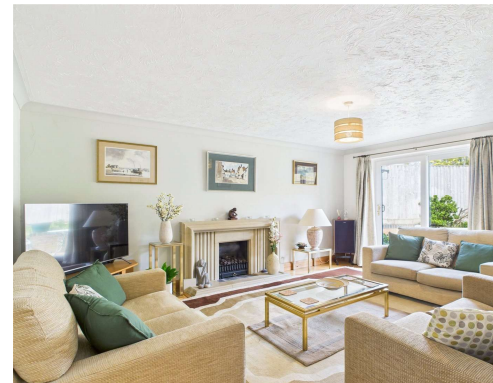
EPC - D

Local Authority - West Berkshire

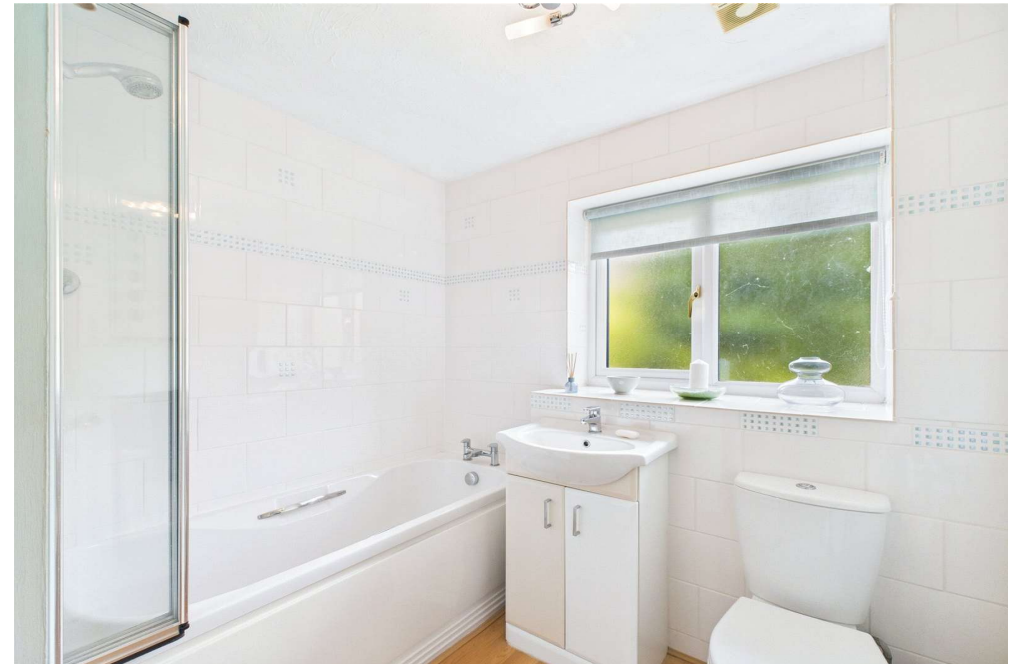
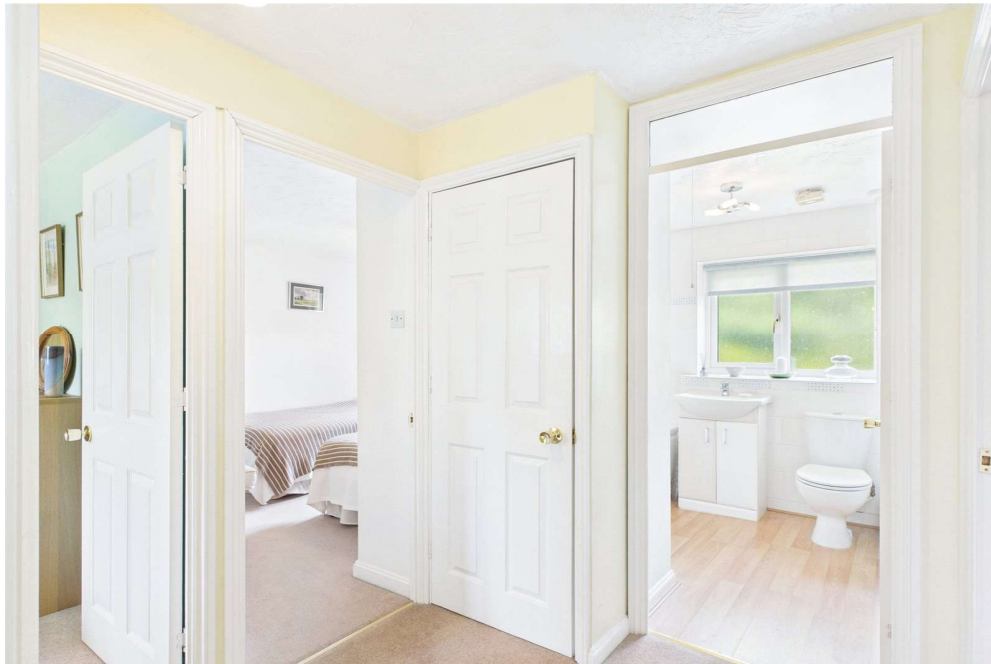
Council Tax Band - F

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- 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<sup>(1)</sup>  
1253.57 ft<sup>2</sup>



Floor 1

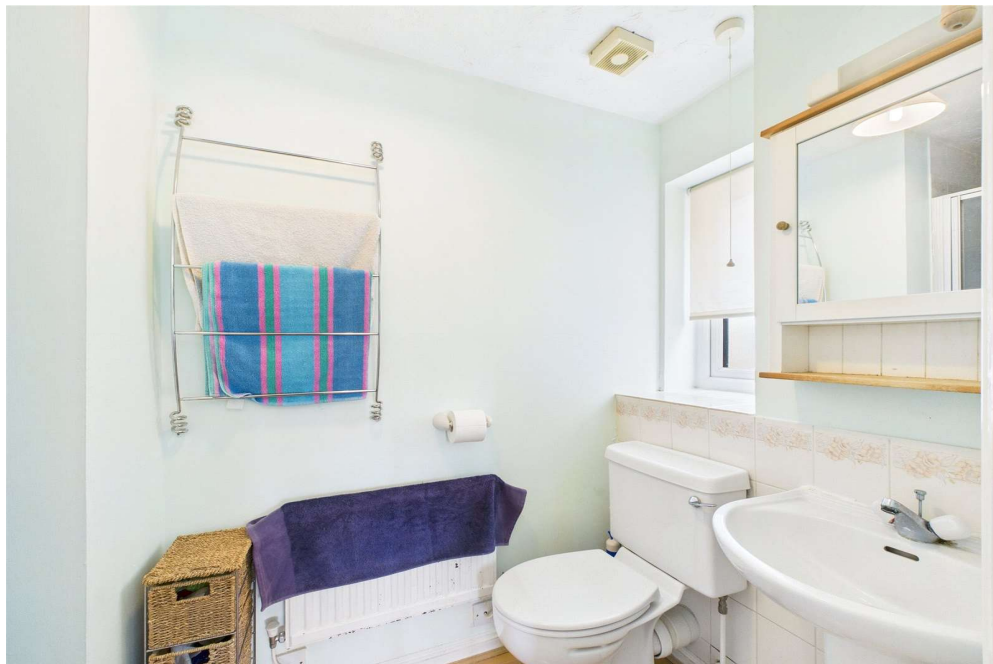
(1) Excluding balconies and terraces

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

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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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