

**SANSOME  
&GEORGE**

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23 Hawksworth Road, Burghfield Common, Reading, Berkshire,

Asking Price £480,000 To be advised

SANSOME & GEORGE – 360° VIRTUAL TOUR AVAILABLE- Introducing this charming 3-bedroom link detached house, boasting 991 sq ft of modern living space. Step inside and be greeted by an inviting and homely atmosphere, perfect for creating unforgettable memories. The property features 2 reception rooms, providing ample space for relaxing and entertaining guests. Outside, you will find a well-maintained garden, ideal for enjoying the outdoors, along with off-street parking and a garage for your convenience. Situated in a desirable location, this property offers a peaceful retreat while still being close to local amenities. Don't miss the opportunity to make this house your new home. Contact us today to arrange a viewing and start your next chapter in this delightful property.

EPC - TBC

Local Authority - West Berkshire

Council Tax Band - D

- 3 Bedroom link detached house
- Hallway, W.C
- Living room
- Dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- Garden
- Garage
- Driveway







Floor 0

Approximate total area<sup>(1)</sup>  
991 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## 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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