

**sansome
& george**



17 Clayhill Road, Burghfield Common

Guide Price £550,000

17 Clayhill Road

Burghfield Common

This well-presented three bedroom detached bungalow is situated in a sought-after non-estate location, offering a rare opportunity to acquire a spacious and versatile home. Upon entering the property, you are welcomed by the hallway. The generous kitchen and breakfast room is thoughtfully designed, featuring ample storage and workspace, making it ideal for both every-day living and entertaining. A separate utility room with an adjoining W.C adds further convenience, providing practical space for laundry and additional storage. The bungalow offers three well-proportioned bedrooms, whether as bedrooms, a home office or a hobby room. The property also includes a shower room and a separate bathroom, ensuring comfort and functionality for residents and guests alike. The home, tasteful décor and quality fixtures create a welcoming and comfortable environment. The driveway provides ample off-road parking, adding to the property's appeal for families or those with multiple vehicles. This detached bungalow represents an excellent opportunity for buyers seeking a single-storey residence in a desirable and established location, with easy access to local amenities, reputable schools and transport links. Early viewing is highly recommended to fully appreciate the space, flexibility and potential this attractive home has to offer.

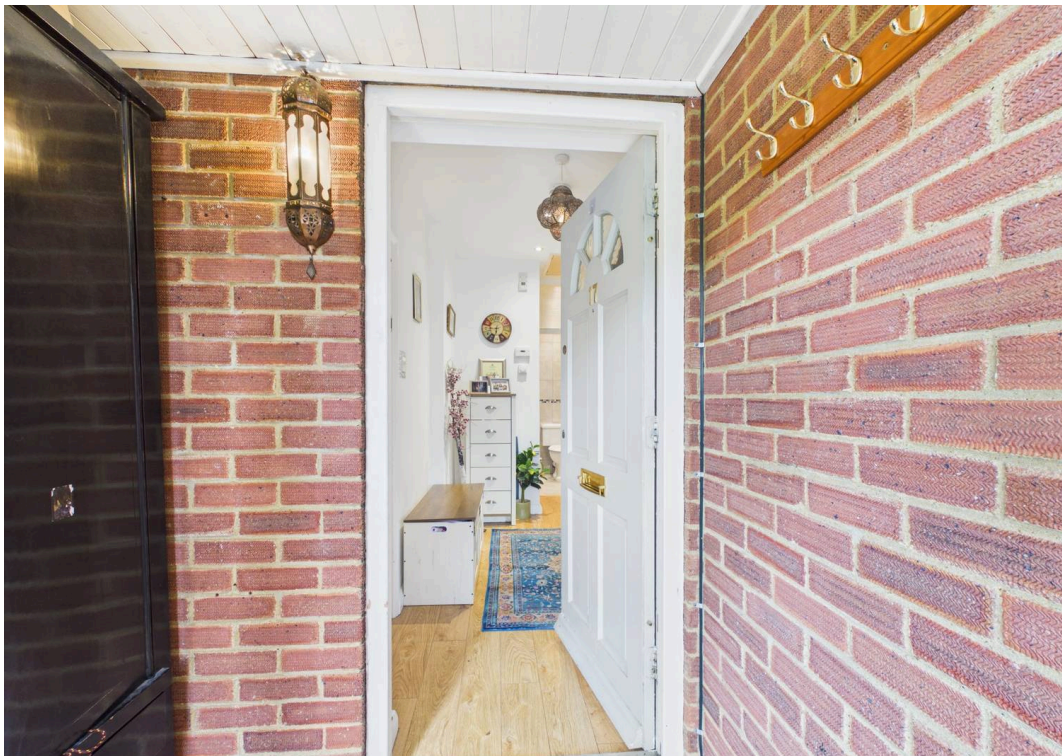
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







17 Clayhill Road

Burghfield Common

- 3 Bedroom detached Bungalow
- Popular non-estate location
- Hallway
- Shower room
- Kitchen / Breakfast room
- Utility room and W.C
- Bathroom
- 3 Bedrooms
- Driveway
- Generous Garden



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Approximate total area⁽¹⁾
1401 ft²

(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.

GIRAFFE360





Sansome & George Mortimer Office

45 Aborn Parade West End Road, Mortimer Common - RG7 3TQ

0118 933 1773 • www.sansomeandgeorge.co.uk/