

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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35 The Close, Burghfield Common, Berkshire, RG7 3HT

**Guide Price £335,000
Freehold**

SANSOME & GEORGE - ** NO ONWARD CHAIN! ** Charming and spacious, this EXTENDED semi-detached house offers a fantastic opportunity to own a 3-bedroom property in a sought-after location. Boasting two reception rooms, downstairs wetroom, large extended Fitted Kitchen and double glazing, kitchen and boiler installed in the last approx. 18 months. The property features a generous garden, providing a outdoor space to enjoy during the warmer months.

This property benefits from excellent transport links, local amenities, and schools nearby. The interior requires some decoration allowing you to make this home personal to you. With ample space for a growing family or those looking for extra room to work from home, this property offers versatility and comfort in equal measure. Don't miss out on the chance to make this charming house your forever home. Contact us today to arrange a viewing.

EPC EER - TBC

Local Authority - West Berkshire

Council Tax Band - C

Services available – mains gas, drainage and electric.

- Extended 3 Bedroom home
- Hall
- Living room
- dining room
- Wet room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom & Sep. W.C
- Generous Garden with outbuilding







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1261.53 ft²

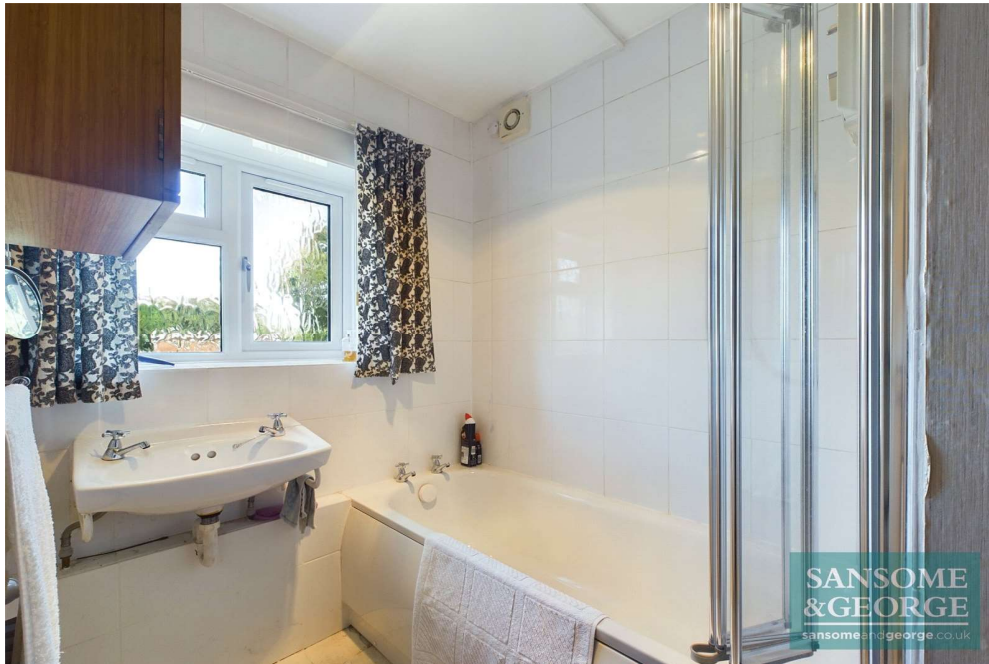
(1) Excluding balconies and terraces

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





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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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