

Hilmanton, Lower Earley, Reading, RG6 4HJ



£584,950 Freehold

Completely Reading.



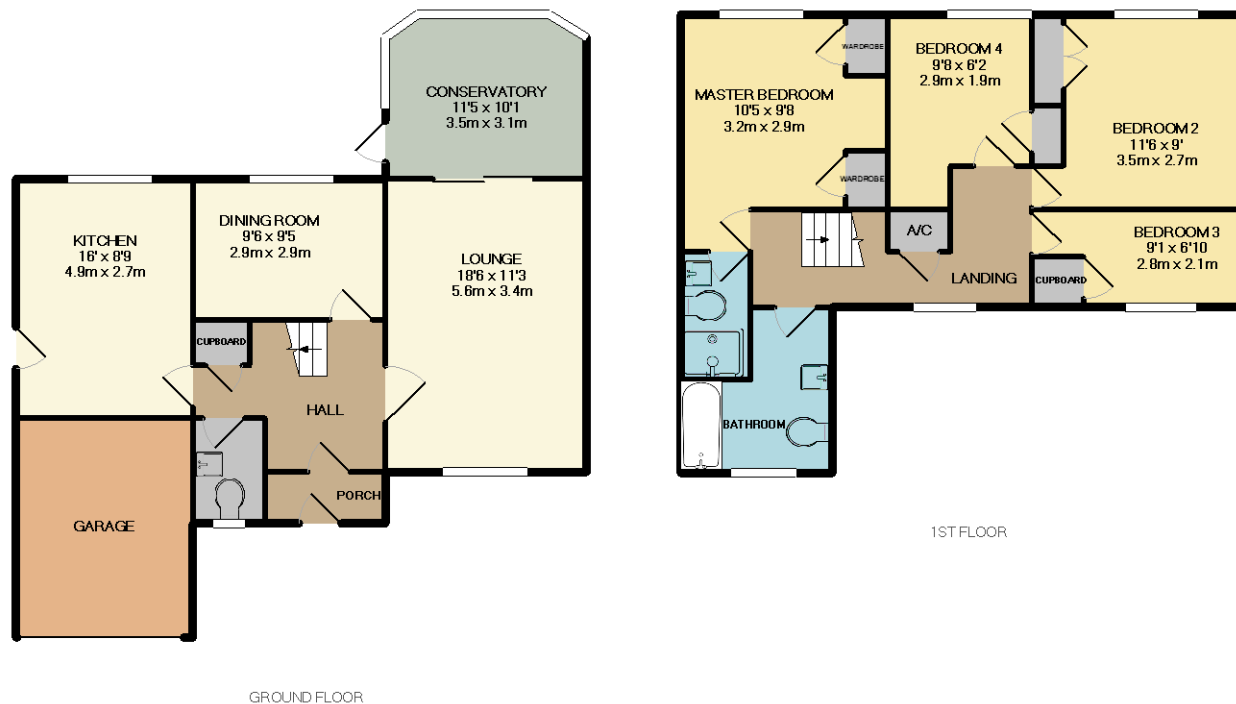
- Bovis Built Detached
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- Family Bathroom
- Garage And Parking
- Enclosed Garden
- Sought After Location
- Council Tax Band E



This Bovis built detached house is situated in one of Lower Earley's most sought after locations.

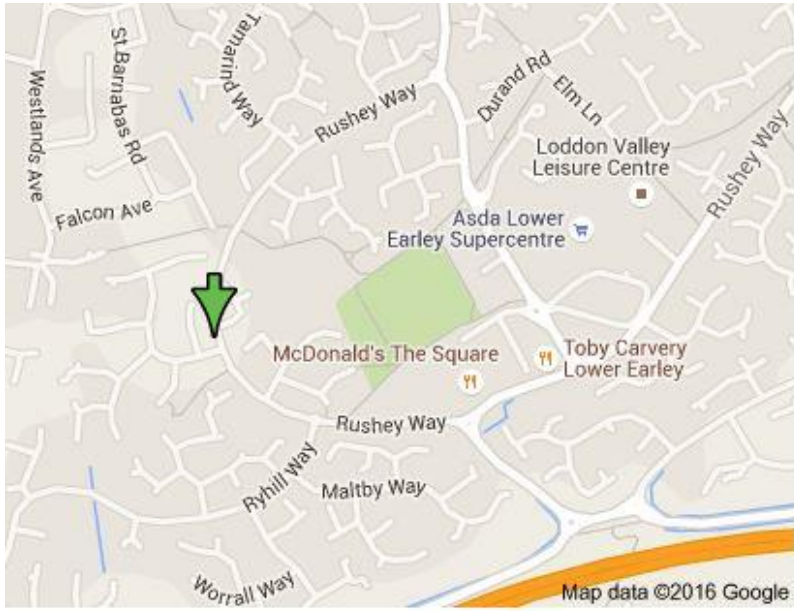
The four bedroom detached has two separate reception rooms with a conservatory, a kitchen/breakfast room and parking for upto four cars.

The property is ideally located with easy access to the Asda complex with all its amenities, Reading University, local Business Parks and M4 Junction 10. The property is also close to local bus routes to Reading town centre and within a mile of Earley Railway Station.



HLMANTON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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