

Price £375,000



29 Haysoms Drive, Greenham
Berkshire RG19 8EY



29 HAYSOMS DRIVE, GREENHAM

Berkshire RG19 8EY

A smart Rivar built three bedroom semi detached home designed with a great layout, in a quiet cul-de-sac on the south side of town. Located within walking distance of the retail park and Tesco with Greenham Common across the way ideal for bike rides and country walks and just a short drive to the town centre and train station. The accommodation comprises, entrance hall, cloakroom, triple aspect living room with open fireplace, kitchen/breakfast room, study, master bedroom with en-suite, two further bedrooms, bathroom, garage with driveway parking and south facing garden.

ACCOMMODATION

Ground floor

Front door leading into entrance hall which provides access to all downstairs rooms together with cloakroom and stairs leading off to first floor accommodation. The living room has a feature open fireplace with separate gas connection and is triple aspect with double glazed French doors leading onto the rear garden. The study, hallway and living room have wood flooring throughout. There is also a kitchen/breakfast room with south facing window and door onto the rear garden. The kitchen is well appointed with a range of eye and low-level units with built-in dishwasher, oven, hob and extractor hood, stainless steel sink unit and drainer with space and plumbing for washing machine, space for high level fridge/freezer and understairs storage cupboard. The kitchen has a fully tiled floor.

First floor

Master bedroom with a south facing window overlooking the rear garden, two door built-in wardrobe and door to en-suite with shower cubicle, low-level WC and pedestal wash hand basin. There are two further bedrooms, both also having built-in wardrobes, and a spacious family bathroom comprising panelled bath with shower unit, low-level WC and pedestal wash hand basin.

OUTSIDE

Front garden

From the pavement is a short path leading to the front door with the remainder laid to lawn and gravel with part hedge boundary. A block paved driveway provides parking for two cars and leads to the garage with side gated access to the rear garden.

Garage

The garage is detached with metal up-and-over door, power and light connected with a door providing access to the rear garden.

Rear garden

The rear garden has a south facing aspect with a patio area adjacent to the property. The remainder is laid to lawn with a few shrubs and is enclosed by wooden panel fencing with side gated access to front and door to garage.

MANAGEMENT CHARGE

There is a Management charge (Insurance included) for the development of £316.67 per annum per property which covers all maintenance for the playground and communal areas.

SERVICES & COUNCIL TAX

Gas, electricity and water are connected to the property. Drainage is by way of a communal pumping station which is then pumped into the mains drains. The property is in Band D. Current charge for 2019-2020 is: £1,818.11. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

Proceed southbound on the A339 up the Sandleford Link and at the roundabout at the top of the hill turn left into Pinchington Lane. Continue over the two roundabouts and at the third roundabout turn left into Haysoms Drive. Follow the road round to the right and keep turning right past the playground. No. 29 can be found as the second property on the left hand side identified by the Downer & Co. For Sale board.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate



29, Haysoms Drive, Greenham, THATCHAM, RG19 8EY

Dwelling type: Semi-detached house **Reference number:** 0944-2895-6531-9221-3635
Date of assessment: 25 July 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 July 2019 **Total floor area:** 100 m²

Use this document to:

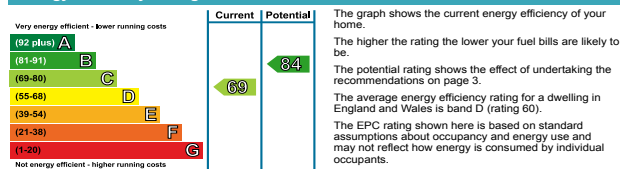
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,346
Over 3 years you could save	£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 1,689 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 396 over 3 years	£ 222 over 3 years	
Totals	£ 2,346	£ 1,896	You could save £ 450 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

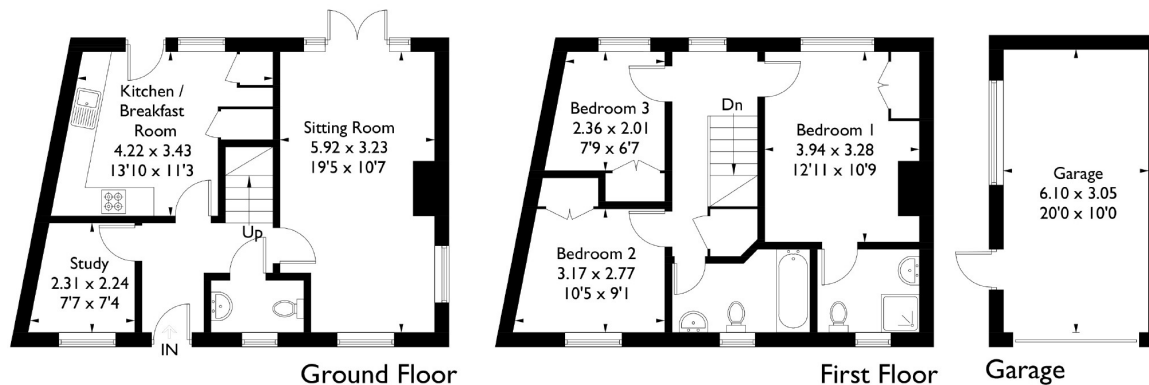
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 78
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 165
3 Solar water heating	£4,000 - £6,000	£ 120

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

29 Haysoms Drive

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 112.9 sq m / 1215 sq ft



Ground Floor

First Floor

Garage

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Not to scale
 Ref: 196064

IMPORTANT NOTICE You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



