

HILLIER & WILSON



Naini-Tal
Red Lane, Aldermaston

Red Lane Aldermaston Reading Berkshire RG7 4PA

A three bedroom detached chalet style house, set within beautiful gardens and located close to the sought-after village of Aldermaston. The property is in need of modernisation throughout, but offers huge potential to improve and extend (subject to the usual consents) and sits on a large plot, approaching an acre in size. Other benefits include gas central heating, part-uPVC double glazing, driveway parking and garage. The ground floor comprises entrance hall, kitchen, dining room, sun room, large sitting room with open fire, double bedroom and a family bathroom. On the first floor there are two double bedrooms and eaves storage space. Externally, the property is reached via a long gated driveway and has ample parking to the front as well as a garage and gated car port. Behind the garage there is a conservatory, workshop and storage room. The house is surrounded by stunning, mature gardens which are bordered by tall trees and shrubs which provide privacy. NO ONWARD CHAIN

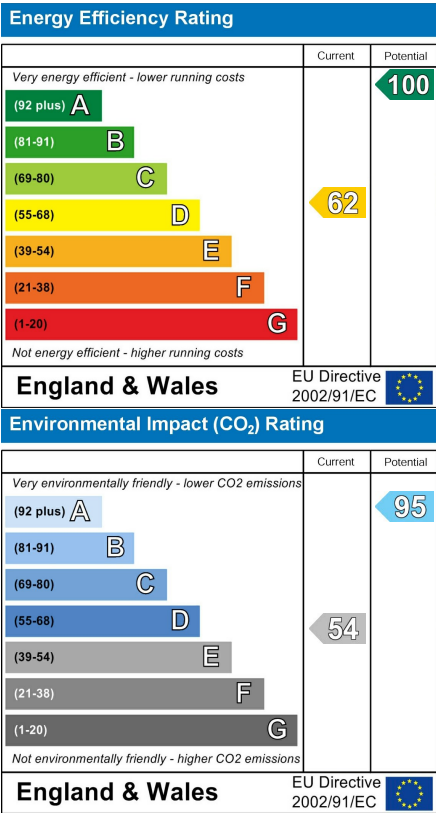
Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

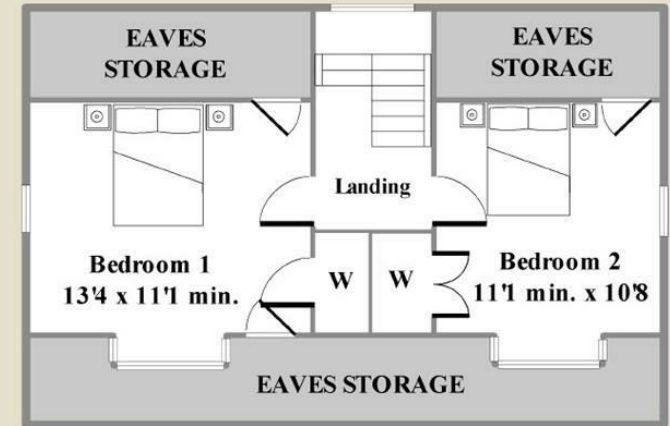
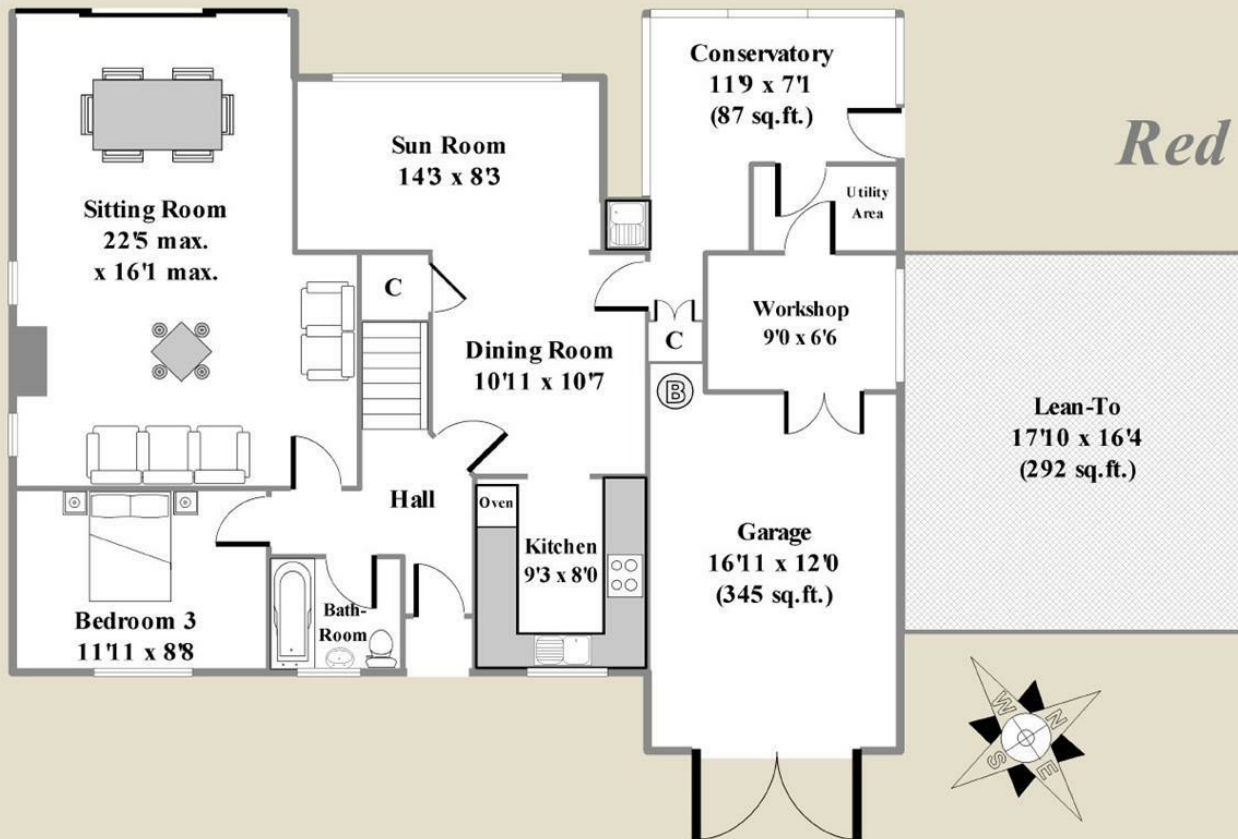
Council Tax:
Band E

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Newbury proceed in an easterly direction along the A4 signposted Theale and Reading. Proceed for approximately ten miles. Take the right hand turn to Aldermaston village, proceed over the Kennet and Avon Canal, bear left and continue into the village. Continue up the High Street and turn left into Church Road which continues into Red Lane, after a short distance, the property will be found on your left hand side.



Naini-Tal *Red Lane, Aldermaston*

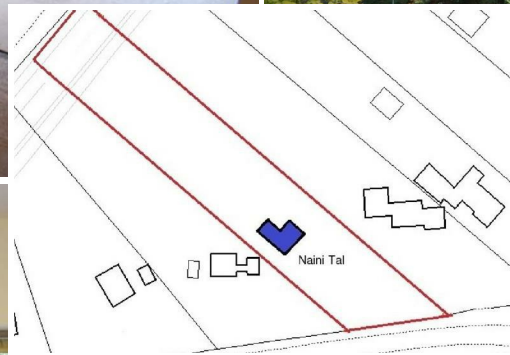


APPROX. GROSS INTERNAL FLOOR AREA 1907 sq ft.
(Including Garage/workshop/utility area but not lean-to)
For identification only - Not to scale



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



Front Garden