

The logo for Haletts Estate Agents is located in the top right corner. It features the word "Haletts" in a large, stylized, gold-colored font with a blue outline. Below it, the words "ESTATE AGENTS" are written in a smaller, white, sans-serif font. The entire logo is set against a blue rectangular background with a white border.

Haletts
ESTATE AGENTS



41 Rowlock Gardens Hermitage Berkshire RG18 9WT

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Price Guide £400,000 Freehold

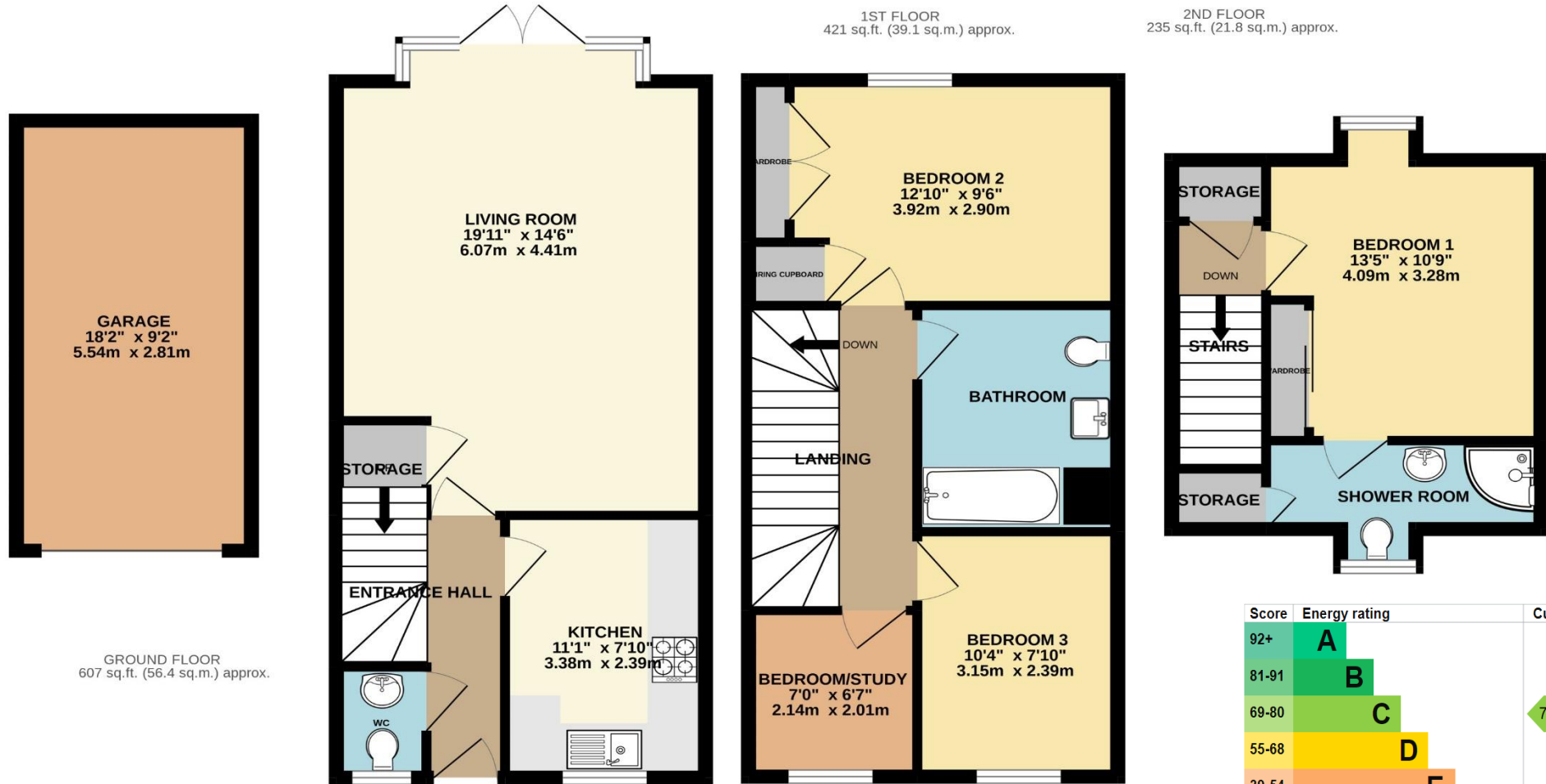
A modern three-storey three/four bedroom townhouse in a quiet cul-de-sac on this popular residential development on the outskirts of this sought-after pretty village. Enjoying well-proportioned accommodation arranged over three floors measuring approximately 1100 Sq Ft. comprises; entrance hall, cloakroom, fitted kitchen, generous living/dining room on the ground floor with two bedrooms and a study/bedroom 4 and family bathroom on the first floor, with a master bedroom and en-suite on the second floor. The property benefits from gas central heating, double glazing, and a garage with access to the enclosed south west facing rear garden. The village boasts two shops, a primary school, a garage, and two public houses. Located in the popular Downs Secondary school catchment. Within a few minutes drive of M4 and A34 connections.

Offered with No Ongoing Chain

Directions: From the Hermitage High Street proceed in a northerly direction and continue into Hampstead Norreys Road. Just after the village primary school turn right at the mini roundabout into Pinewood Crescent and take the third right into Stretcher Drive. Follow the road to the end and then turn right and the property will be found on your left.



Council Tax Band: D £1906.39 pa
 Nearest Bus stop: Hampstead Norreys Road 0.2 km
 Nearest Train station Thatcham 7.5 km Newbury 8.0 km



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

