



Village Properties

Forge House, The Green
Beenham, RG7 5NX

Guide price £600,000 Freehold

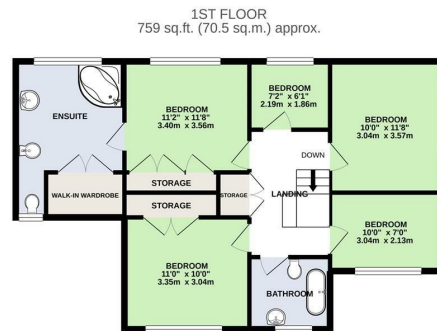
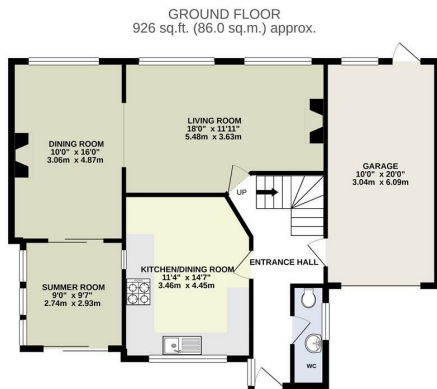


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Forge House The Green

DESCRIPTION:

VP - 360' VIRTUAL TOUR AVAILABLE. Presented to the market, is this no onward chain five bedroom extended detached house. The property comprises entrance hallway, cloakroom, access to the garage, kitchen/breakfast room, living room, dining room and sun room. On the first floor there are five bedrooms, en suite to the master bedroom and a separate bathroom. Externally there is off road parking, side access on both sides and the rear garden is mainly laid to lawn with a patio area and stunning views over farm land.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- DESIRABLE VILLAGE LOCATION
- OFF ROAD PARKING & GARAGE
- FIVE BEDROOMS
- BACKING ONTO FIELDS
- 360' VIRTUAL TOUR

ADDITIONAL INFO:

Approx.net floor area: 1685 sq.m/ 156.5 sq.ft
Local Authority: West Berkshire Council Tax
Band: F

Approx. Distances:
Theale Railway Station : 0.7Miles
Distance to M4 (J12) : 0.6 Miles

VIEWING STRICTLY BY APPOINTMENT:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

92 School Road
Reading
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