



## Sika Gardens

Three Mile Cross, RG7 1WF

Offers In Excess Of £525,000



Hunters Estate Agents Wokingham are delighted to offer this spacious 4 bedroom detached house situated in Three Mile cross which is approx 4 miles south of Reading. The accommodation includes a master bedroom with an en-suite shower room, and a family bathroom with cloakroom downstairs. The property also has a utility room, study ,conservatory and dining room. The property also offers a private rear garden with a garage to the rear.

The location is ideal for the commuter as the M4 motorway is only a five minute drive away and Reading mainline station serving london Paddington can be reached via the park and ride in less than 30 minutes. Please note that for tenants with children looking for schools the catchments are Lambs lane junior with a Good Ofsted report and Oak Bank secondary school with an outstanding ofsted report in 2019.



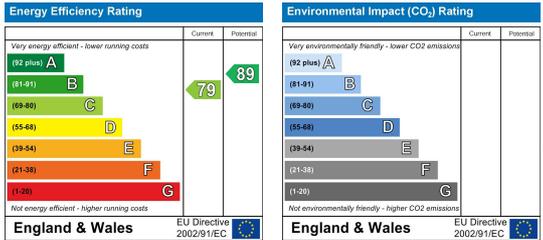
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.