

FOR SALE
£780,000



Collaroy Road, Cold Ash

DESCRIPTION

An impressive four bedroom DETACHED family home situated in the highly sought after village of Cold Ash. The property is set in Collaroy Road which is one of the most prestige's roads in Cold Ash over looking beautiful rolling countryside to the rear.

Offering spacious and versatile living, the property features a welcoming hallway, access into the part converted garage, generously sized study, downstairs cloakroom, a beautifully designed and very spacious lounge-diner with sliding glass doors leading to the balcony/ patio area, space for an 8 plus dining table and a wood burning stove located in the corner of the room. The modern kitchen-breakfast room is well-equipped and fully fitted providing a central hub for daily family life, and is complemented by a convenient utility room for additional storage and laundry needs.

Upstairs offers a master bedroom with ensuite bathroom with a double sink, shower and separate bath. Guest bedroom with en suite shower room, two further double bedrooms and a family bathroom. All bedrooms have the convenience of built in wardrobes.

Outside, the property boasts driveway parking, ensuring ample space for multiple vehicles. To the rear of this property boasts an enclosed patio/ balcony with steps leading down to the garden which is mainly laid to lawn backing onto stunning rolling county side.

The home's location in Cold Ash provides access to local amenities, excellent schools, and peaceful countryside, making it an ideal choice for families seeking a peaceful yet connected setting.

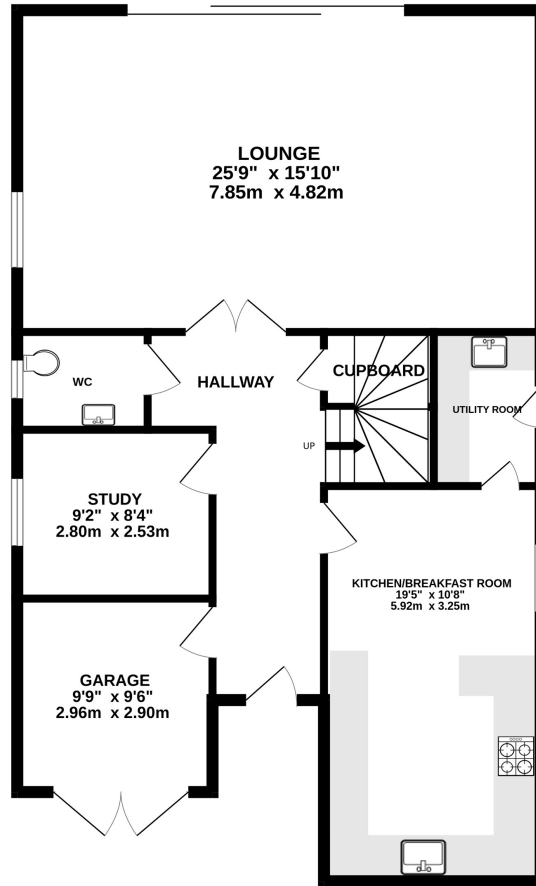


ENERGY EFFICIENCY RATING

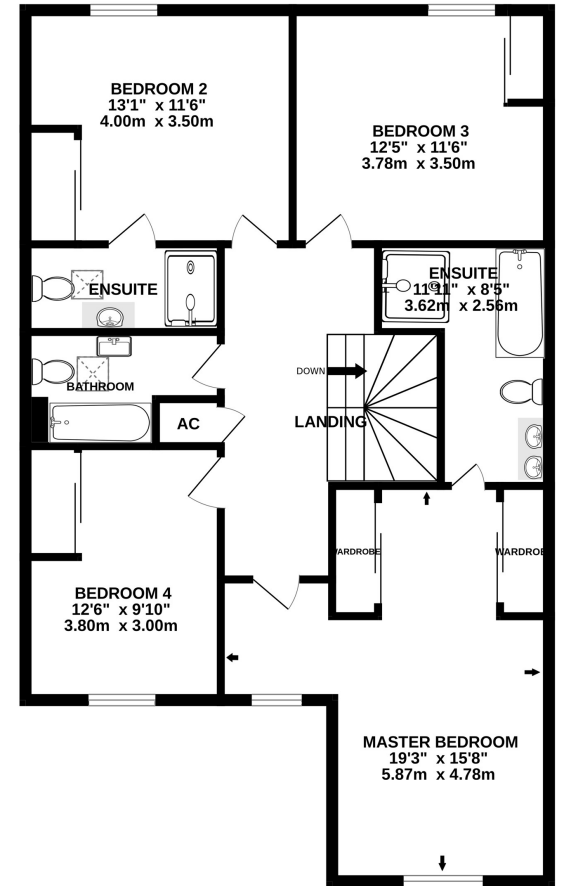
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.


















1ST FLOOR
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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.



-  Welcoming entrance hall
-  Cloakroom
-  Partly converted garage
-  Study
-  Large lounge/ diner with wood burning stove
-  Kitchen/ breakfast room
-  Utility room
-  Master bedroom with ensuite bathroom
-  Guest bedroom with en suite shower room
-  Two further double bedrooms
-  Family bathroom
-  Driveway parking for several vehicles
-  Rear garden with patio/ balcony
-  Beautiful views over open countryside
-  Mains electric, water and gas



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