



**5 Lambfields**  
Theale, RG7 5DB



Guide price £475,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 5 Lambfields

## DESCRIPTION:

VP - NO ONWARD CHAIN.

This property will remain available for viewings until Thursday 3rd April, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 4th April 2025.

Presented to the market is this three bedroom semi detached house with off road parking and located in a cul de sac and within easy access to the village high street, parks, local schools, mainline train station, with direct services to London Paddington and Crossrail. Junction 12 of the M4 is a 4 minute drive away.

The property comprises entrance hallway, living room, kitchen/dining room, utility area and WC. On the first floor there are three bedrooms and a shower room. Externally the rear garden has a side access gate, lawn and patio area.

Council tax band - D

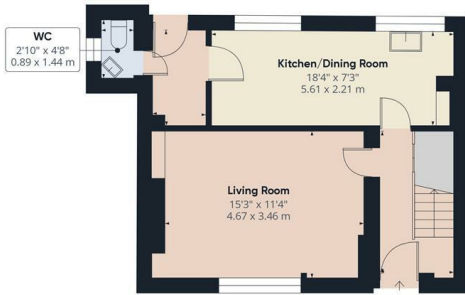
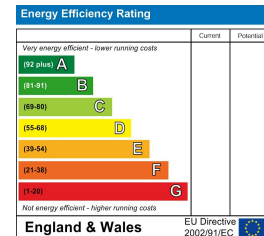
## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- CUL DE SAC LOCATION
- DOWNSTAIRS WC
- SIDE ACCESS GATE TO REAR GARDEN
- SEMI DETACHED HOUSE
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- CLOSE TO TRAIN STATION

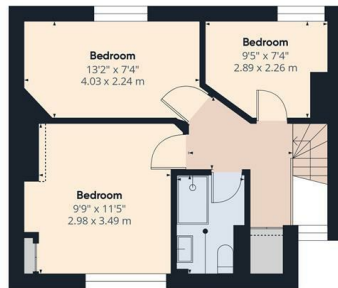
## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 805.67 ft<sup>2</sup>  
 74.85 m<sup>2</sup>  
 Reduced headroom  
 1.49 ft<sup>2</sup>  
 0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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