



Presented to the market is this impressive and thoughtfully extended semi-detached residence, offering beautifully proportioned accommodation arranged over two floors and ideally positioned for excellent local amenities and transport connections.

The property provides three generous double bedrooms and a well-appointed family bathroom on the first floor. The ground floor has been designed with modern living in mind, comprising an elegant living room, a convenient cloakroom, and a superb open-plan kitchen/family room forming the heart of the home, an exceptional space for both everyday living and entertaining.

Externally, the property enjoys a privately enclosed rear garden with a patio terrace, providing a pleasant and private outdoor setting. To the front, there is ample off-road parking for multiple vehicles.

Situated in a convenient and well-regarded location, the property offers easy access to local schools, amenities, and transport links, making it an ideal choice for families and commuters alike.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Extended semi detached
- 3 Double bedrooms
- Open plan kitchen family room
- Living room
- Ensuite bathroom
- Ample off road parking





Council tax band C

Council- Reading

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

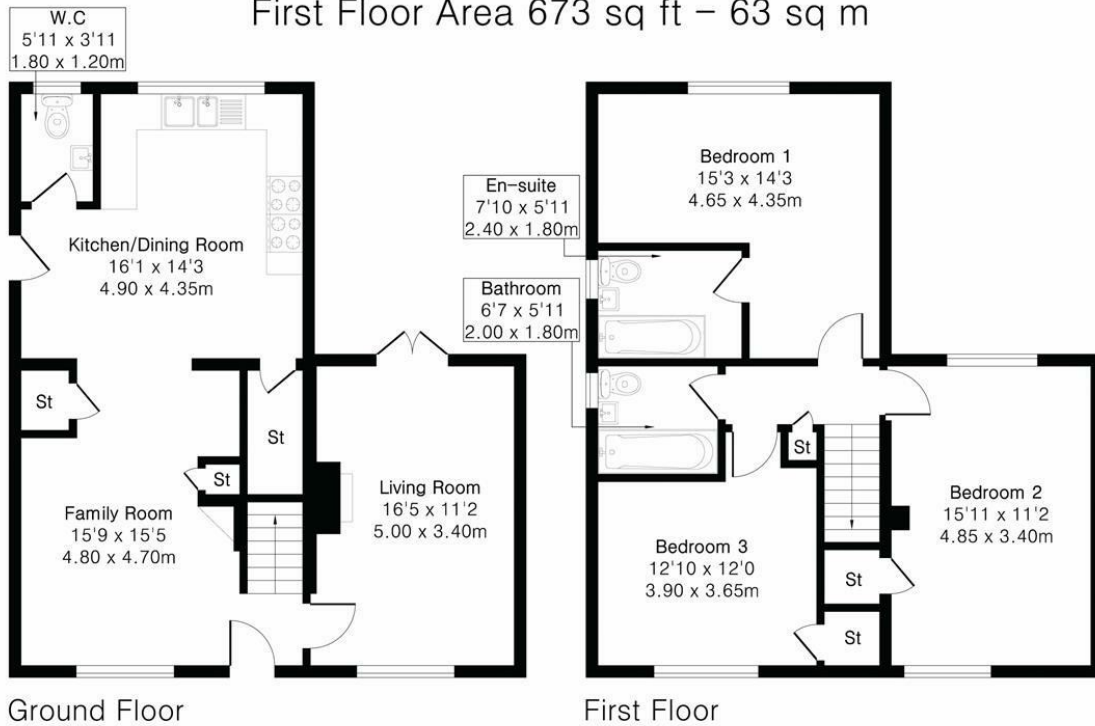
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

**Approximate Gross Internal Area 1346 sq ft - 126 sq m**

Ground Floor Area 673 sq ft – 63 sq m

First Floor Area 673 sq ft – 63 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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			69
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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