HASLAMS Sales

Woolhampton Way

£515,000

Reading, RG2 0WZ

4 2 1 B

Set within the popular Kennet Island development by The Berkeley Group, this attractive four-bedroom townhouse provides well-proportioned accommodation arranged over three floors, offering a practical and contemporary layout suited to modern family living. The ground floor comprises a fitted kitchen and a generous living/dining room, with direct access to the rear garden. The first floor provides two bedrooms, including the principal bedroom with en suite facilities, while the second floor offers two further bedrooms and a family bathroom. The property enjoys a convenient position within the development overlooking one of the residents green spaces, just a short walk from the central piazza and its amenities. Residents benefit from a dedicated bus service to Reading town centre, while the M4 and Green Park are readily accessible. Green Park's railway station also provides a further transport connection. Kennet Island is particularly attractive for its landscaped communal areas, with a number of children's play areas and a designated wildlife conservation area incorporating wetlands, a pond and viewing platform. The development offers a pleasant combination of modern housing, green space and community facilities. Offered for sale with no onward chain, the property provides an excellent opportunity for buyers looking for a modern home in a well-connected and established development.

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

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0118 960 1000

- 4 bedrooms, principal with en-suite
- Living room with doors opening to garden
- Well-equipped kitchen with granite work surfaces and appliances
- Family bathroom and downstairs WC
- Well presented throughout
- No onward chain

Council tax band D

Council- RBC

Garden

The garden enjoys an easterly aspect with a paved patio and an area of lawned garden with a garden shed and rear pedestrian gate access to the residents parking area.

Additional information:

Parking

The property has two allocated spaces, one located to the front of the house and the other to the rear, D18 and D74 and the property also has 2 visitors permits. The visitor spaces are communal and for shared use and parking on the development is managed by an external company who issue the permits that are required to be displayed.

Service charge:

There is a yearly service charge of approximately £800 (TBC) towards the upkeep of the communal areas including play parks, nature reserve and general landscaping.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

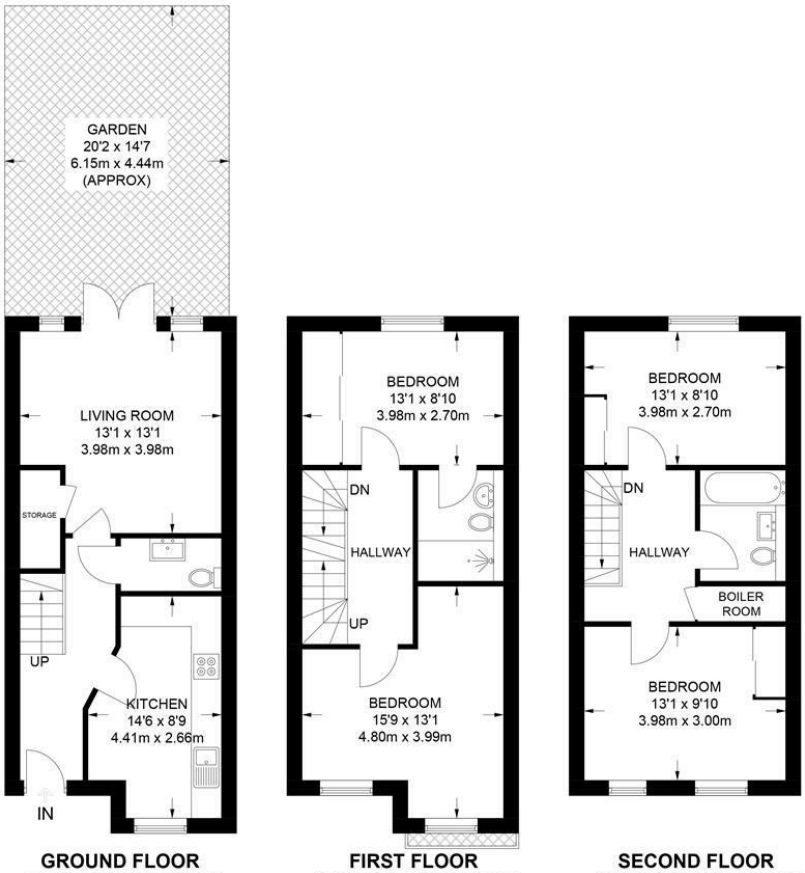
Broadband connection available (information obtained from Ofcom):

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”

Floorplan



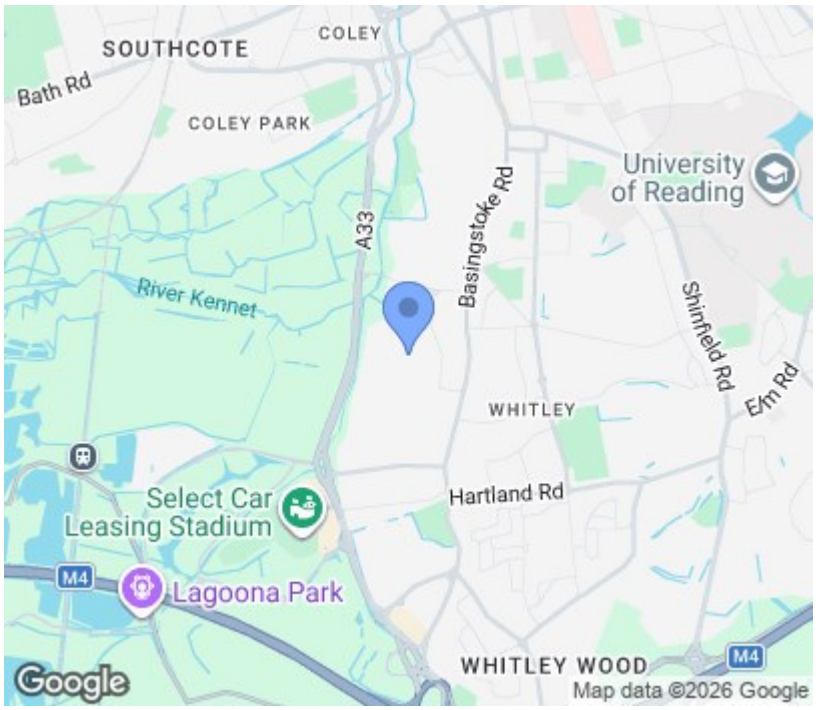
GROUND FLOOR
402 SQ FT / 37.4 SQ M

FIRST FLOOR
398 SQ FT / 37.0 SQ M

SECOND FLOOR
383 SQ FT / 35.6 SQ M

APPROXIMATE GROSS INTERNAL AREA
1183 SQ FT / 110.0 SQ M

This plan has been drawn for illustrative and identification purposes only.



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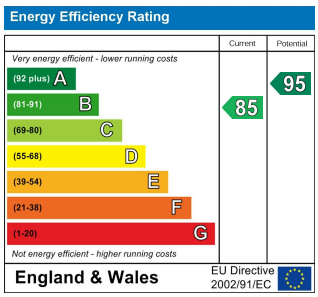

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