



Situated in the desirable South Reading area, this attractive family home offers a fantastic blend of comfort, convenience, and potential. Perfectly positioned on a corner plot, the property is within easy reach of a wide range of local amenities, including the South Reading Leisure Centre, various retail parks, and several supermarkets. Excellent transport links are also on hand, with a regular bus service to the town centre, Green Park Station, and M4 Junction 11.

The accommodation is well-presented throughout and includes a welcoming living room, a spacious kitchen/dining area, and a practical ground-floor shower room. Upstairs, there are three good-sized bedrooms and a family bathroom.

The property also boasts a private, enclosed rear garden with a summer house. With huge potential for future development, subject to planning permission, this home is ideal for those looking to add their own stamp.

Offered with no onward chain, this is a rare opportunity to acquire a well-maintained property in a sought-after location with fantastic growth potential.

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

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- Well presented throughout
- Corner Plot
- Ground floor shower room and family bathroom
- Utility
- 3 bedrooms
- No onward chain





Council tax band C

Council-

Additional information:

Parking

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

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)

Superfast – Fibre to the cabinet (FTTC)

Standard – ADSL/copper wire

Mobile phone coverage

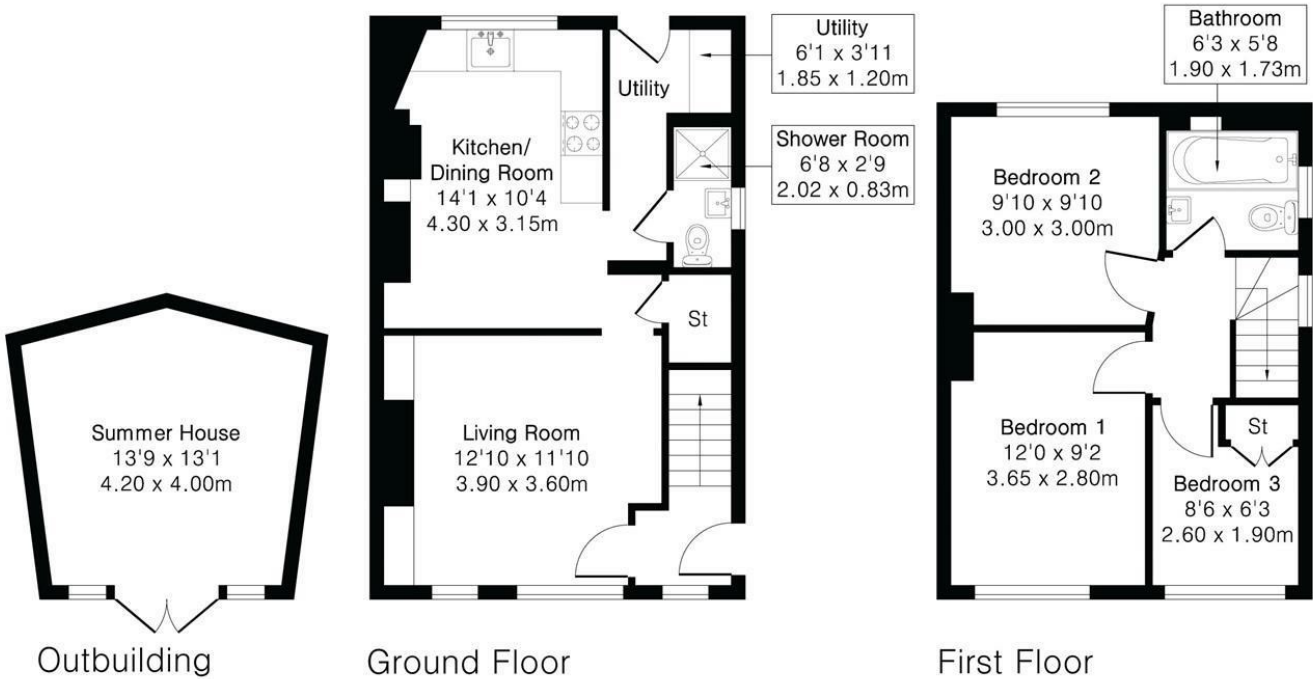
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Approximate Gross Internal Area 794 sq ft - 74 sq m
(Excluding Outbuilding)

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 363 sq ft – 34 sq m

Outbuilding Area 152 sq ft – 14 sq m



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

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