



An attractive detached family home set on a sought-after tree-lined road, moments from Prospect Park and within easy reach of the town centre. This well-proportioned four-bedroom property offers generous and versatile ground floor accommodation, featuring three reception rooms, a conservatory and a spacious kitchen/breakfast room, ideal for modern family living and entertaining alike. To the rear, the property enjoys an established and private 90ft south-facing garden, providing an excellent outdoor space with a degree of seclusion. The location is particularly convenient, offering excellent access to local amenities and transport links, with nearby bus routes and Reading West station within walking distance. A wide selection of schools can also be found close by.

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



- 4 Bedrooms
- Living room with fireplace and bay window
- Dining room with door to Conservatory
- Kitchen-breakfast room with larder
- Established 90' garden
- Ground floor shower room; Family bathroom; No onward chain





Council tax band E

Council- RBC

Garden

The garden enjoys a south westerly aspect and a high-degree of privacy with a paved patio area with a mature wisteria and an archway leading to a lawned garden that extends 90' in length. There is a useful workshop/home office with doors to the front and rear and a potting shed.

Additional information:

Parking

The property has driveway parking for 1 vehicle and there is on-street parking.

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"

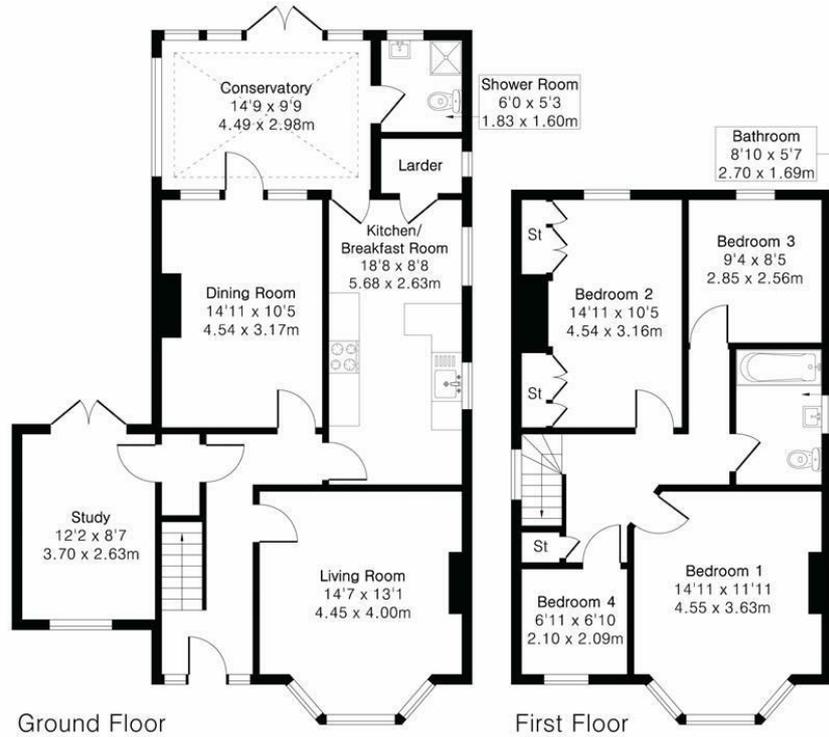
There is a Tree Preservation Order on a tree in the rear garden, for further information please see the Reading Borough Council's Tree Preservation Register

# Floorplan

**Approximate Gross Internal Area 1557 sq ft - 145 sq m**

Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 622 sq ft – 58 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		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.