MICHAEL HARDY
SALES & LETTING



40, Kingfisher Grove,
Three Mile Cross,
Berkshire, RG7 1RA

£420,000 Freehold





A spacious and well proportioned three bedroom, two bathroom end terrace home, ideally positioned within the popular Kingfisher Grove development in Three Mile Cross, offering comfortable and versatile accommodation in a desirable residential setting. Offering approximately 808 sq ft of accommodation arranged over two floors, the property provides a practical and well balanced layout, ideally suited to first time buyers, young families or those looking to downsize. The ground floor features a kitchen/dining room, separate living room and cloakroom. Upstairs are three bedrooms and two bathrooms, including an en suite to the principal bedroom, providing comfortable and versatile accommodation. The property further benefits from two allocated parking spaces.

- No onward chain
- Kitchen/dining room and separate living room
- Principal bedroom with en suite
- Approximately 808 sq ft of accommodation
- Three bedrooms and two bathrooms
- Cloakroom and rear garden

The property benefits from two allocated parking spaces and an enclosed rear garden, providing useful outdoor space for relaxing, entertaining and family activities. The garden offers potential for outdoor seating and landscaping to suit individual preferences.

Kingfisher Grove is situated within Three Mile Cross, a popular residential area conveniently positioned between Reading and Wokingham. The location offers access to a range of local amenities, schools and recreational facilities, while the nearby village of Spencers Wood provides additional everyday conveniences. Reading town centre offers an extensive selection of shops, cafés, restaurants and leisure facilities, while Wokingham is also within easy reach. The surrounding road network provides convenient access to the M4, making the area particularly practical for commuters travelling throughout the Thames Valley.

NB: The photographs were taken in 2023 and may not reflect current minor aesthetic changes.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C







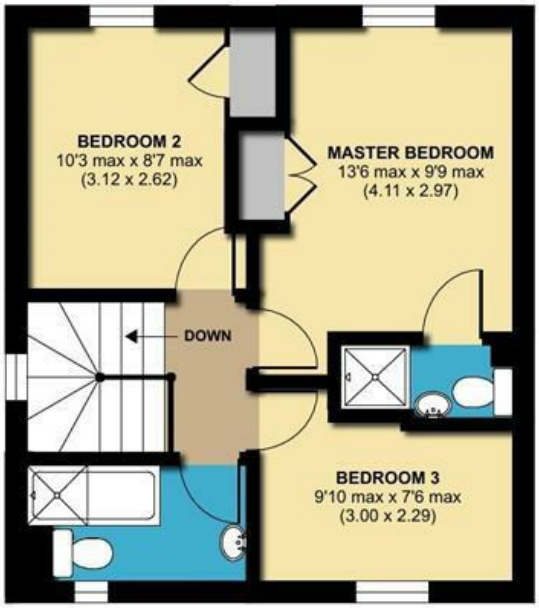


Floorplan

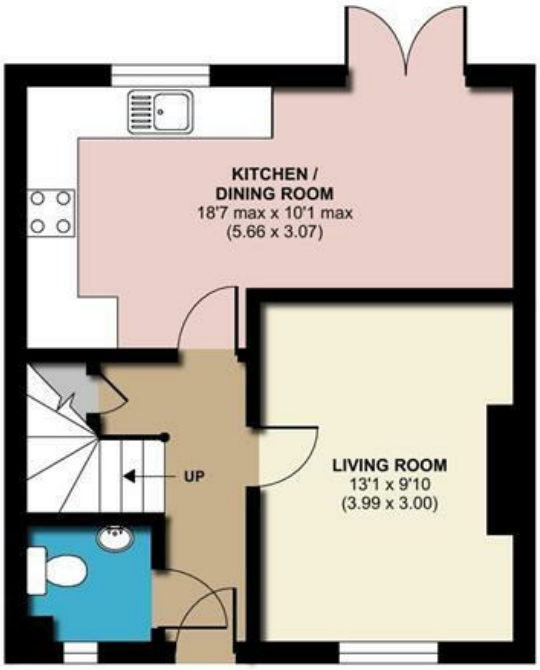
Kingfisher Grove, Three Mile Cross, Reading

Approximate Area = 808 sq ft / 75.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 235272

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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