



00 Hanbury Drive, Reading, RG31 7EJ

Offers in excess of £365,000

NO ONWARD CHAIN

A well-presented three/ four-bedroom townhouse offering approximately 1,184 sq ft of versatile family accommodation. The ground floor comprises a spacious lounge, fitted kitchen, conservatory, downstairs WC and fourth bedroom, while upstairs provides three further bedrooms, including a principal bedroom with en-suite, plus a family bathroom.

Externally, the property benefits from off-road parking.

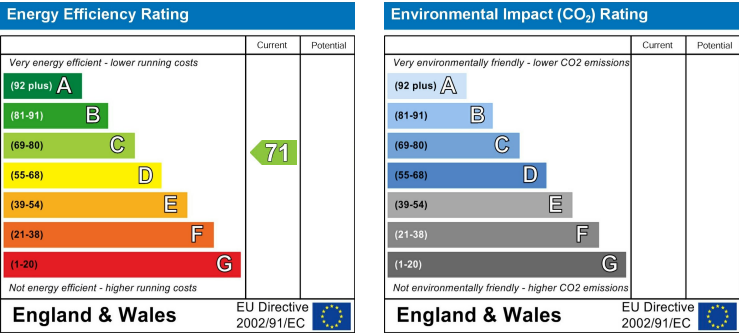
Ideally located in popular Calcot, the property is close to a range of local shops, supermarkets, schools and everyday amenities. Excellent transport links include easy access to the M4, Junction 12, with Theale railway station nearby providing connections towards Reading and London.

An excellent family home offered with no onward chain.



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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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