



Battle Square, Reading, Berkshire, RG30 1AL

Guide Price: £385,000

LODDON PROPERTIES is thrilled to present this exquisite home, located in the highly sought-after area of West Reading. This residence boasts versatile, spacious accommodation spread over three beautifully-presented floors. The ground floor welcomes you with a generous entrance hall featuring under-stair storage, a convenient shower room, and a utility room equipped with an integrated washing machine. Additionally, there is an integral garage and a versatile bedroom that doubles as a study. Ascending to the first floor, you'll find a spacious living room with double doors leading to a balcony that offers serene views of the park. Large windows flood the room with natural light, creating a warm and inviting atmosphere. The modern kitchen/dining room is equipped with integrated appliances and ample space for a large dining table. The upper floor houses two additional bedrooms, including a master suite with an ensuite shower room, and a family bathroom with a shower over the bath. The rear garden is a true gem, meticulously maintained with a patio area leading to a gravelled space perfect for a shed, all fully enclosed by paneled fencing. To the front, allocated parking is available, and the property faces a picturesque park.

TENURE: Freehold

EPC RATING: C

COUNCIL TAX BAND: D





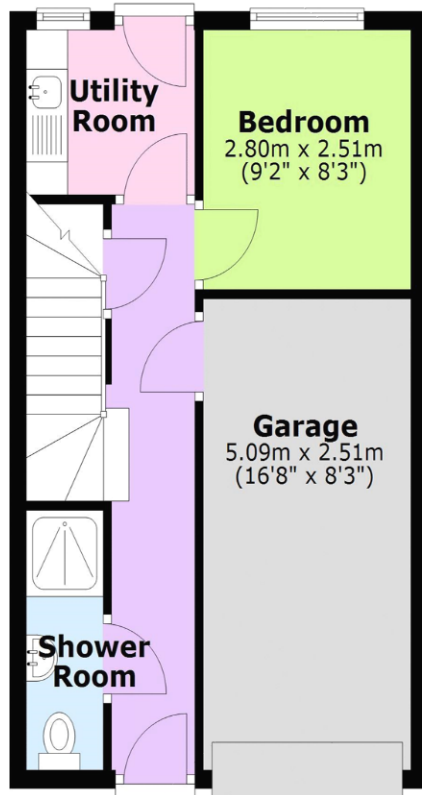
- THREE BEDROOM MID TERRACED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM WITH BALCONY
- SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- PLENTY STORAGE SPACE
- DOWNSTAIRS SHOWER ROOM
- ENCLOSED LANDSCAPED GARDEN
- ALLOCATED PARKING AND INTEGRAL GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

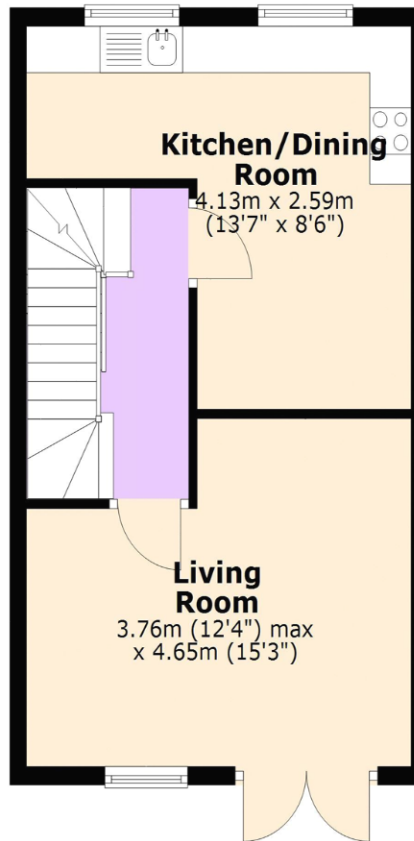
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



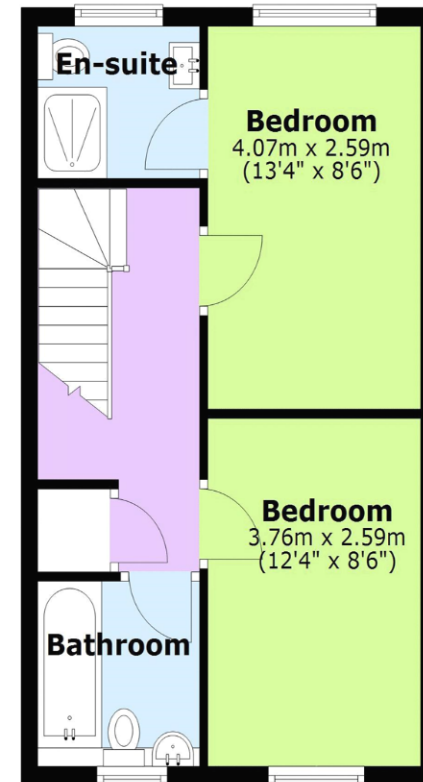
First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Second Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 111.4 sq. metres (1198.6 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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