



Midgham Way
READING, RG2

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A delightful three bedroom semi-detached house offering a contemporary well thought out and flexible accommodation in a popular Kennet Island development. the property boasts a contemporary design and is well-maintained, making it an ideal choice for families or professionals seeking a welcoming home.

The ground floor accommodation consists of a family room with French doors to the garden, a well appointed kitchen with a full range of high quality cupboards with integrated appliances. To the first floor, there is the principle bedroom fitted wardrobes and an en suite shower room and two further double bedrooms and a family bathroom.

Externally there is a low maintenance south facing garden with a shed and the property also comes with parking spaces behind it. Visitors permit are also available and valid permits must be displayed to avoid parking tickets.

Situated half way between central Reading and the M4 motorway, the location of this home is particularly appealing as Kennet Island is a well planned community designed around a central piazza with a coffee shop, convenience store and residents' gym. The nearby Hilton hotel offers leisure and swimming facilities, a bar and restaurant. A vibrant destination with convenient access to local amenities, schools, and transport links, whilst still being within easy reach of Reading.



MIDGHAM WAY, READING, RG2 0WW

ASKING PRICE £475,000

Local Authority:

Council Tax Band: D

Furniture: null

Parking:

Available Date:

TOTAL APPROX. FLOOR AREA 974.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Approximate Gross Internal Floor Area = 90.4 sq m / 974 sq ft

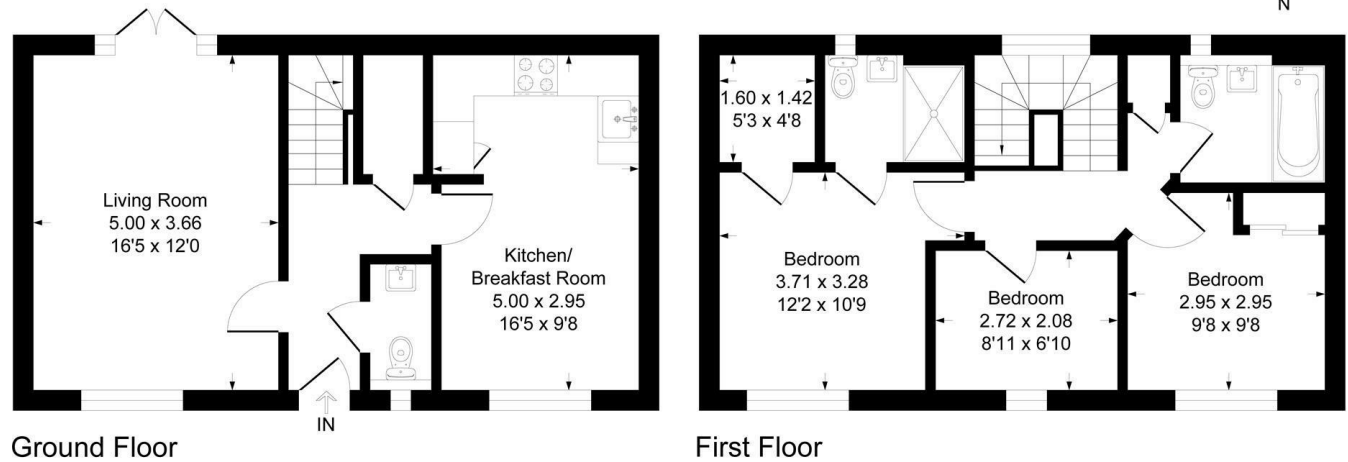


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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BUILDING I, THE HEIGHTS, SURREY, KT13 0NY

01932 212 880

weybridge@yooodle.co.uk

yooodle.co.uk



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