



Puffin Way  
READING, RG2

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Beautiful two bedroom end of terrace home.



An attractive two bedroom end of terrace home situation in a modern development in the popular Kennet Island development.

Originally built by Berkeley Homes, the property is contemporary in design and finished to a high standard throughout. The ground floor comprises property comprises of modern fitted kitchen with a full range of base and eye level units and integrated appliances, living room with double doors leading out to the well kept low maintenance south facing garden and a downstairs wc. To the first floor there are two well proportioned double bedrooms with extensive fitted wardrobes to the principle bedroom providing ample storage. There is also a bathroom with three piece white suite including shower over bath.

Externally there is a low maintenance rear garden with a beautiful decked area ideal for al fresco dining and a lawned area with rear access. It also benefits from residents parking.

The property is ideal for small families, couples or individuals seeking a peaceful retreat in a vibrant community.

Kennet Island is south of Reading and offers an excellent blend of parks, riverside walks, local shops, schools and amenities.

The area is just a short distance from Reading town centre as well as the M4,





PUFFIN WAY, READING, RG2 0GT

ASKING PRICE £378,000

Local Authority:

Council Tax Band: C

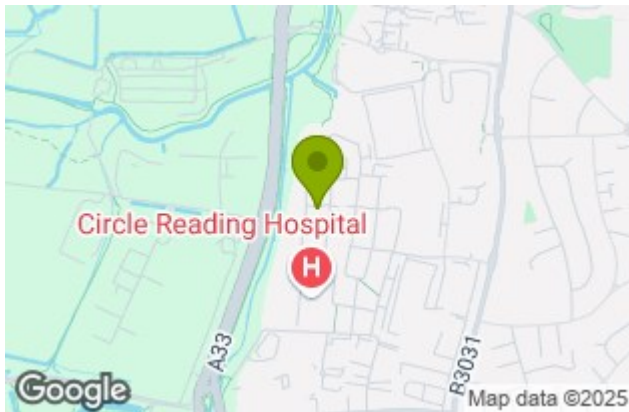
Furniture: null

Parking:

Available Date:

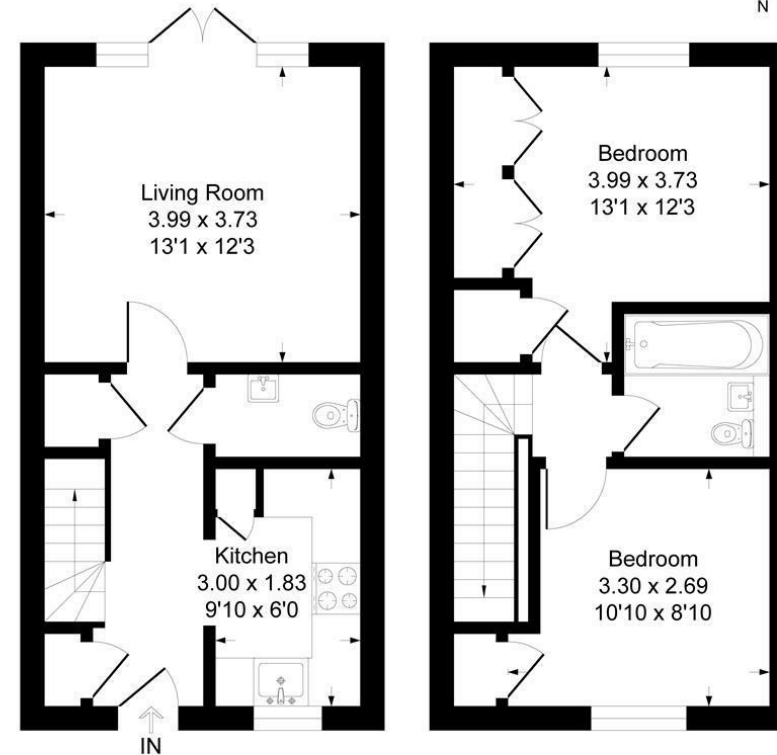
TOTAL APPROX. FLOOR AREA 693.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	<b>76</b>	<b>90</b>	(92 plus) <b>A</b>				
(81-91) <b>B</b>			(81-91) <b>B</b>				
(69-80) <b>C</b>			(69-80) <b>C</b>				
(55-68) <b>D</b>			(55-68) <b>D</b>				
(39-54) <b>E</b>			(39-54) <b>E</b>				
(21-38) <b>F</b>			(21-38) <b>F</b>				
(1-20) <b>G</b>			(1-20) <b>G</b>				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



## Puffin Way

Approximate Gross Internal Floor Area = 64.3 sq m / 693 sq ft



Ground Floor

First Floor

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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