



**Connells**

Bath Road  
Padworth Reading





## Property Description

Located in the village of Padworth and finished to a very high standard the property is sensibly positioned within a larger than average plot, has a pleasing kerb appeal and potential for a large loft conversion.

The property is well placed to take advantage of the areas excellent transport infrastructure, with both Junction 12 of the M4 and Theale mainline station, with direct services to London Paddington and strategically positioned to connect with Cross rail, being a 6 minute drive away. There are miles of public footpaths on the properties doorstep.

## Driveway

The property is positioned at the end of a large secure electric gated, graveled driveway. The gate features a security entry intercom in which the receiving end is located in the Entrance Hall.

## Front Garden

Next to the gravel drive is laid to lawn with shrub borders, trees and a lamp post.

## Entrance Hallway

wall mounted security entry phone system.

## Kitchen

17' 7" x 10' 4" (into bay window) ( 5.36m x 3.15m (into bay window) )

Work surfaces with cupboards and drawers under and cupboards over, concealed dishwasher, four ring electric hob with extractor hood over, one and a half bowl stainless steel sink with drain and mixer tap, double glazed window to front aspect, TV inside the wall as well as an oven and microwave above, concealed fridge-freezer, oil central heating, radiator,

## Utility Room

8' 5" x 17' 3" ( 2.57m x 5.26m )

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and mixer tap, space for washing machine, space for upright fridge-freezer, boiler, double glazed window to side aspect.

## Lounge

17' 8" (max) x 10' 9" (max) ( 5.38m (max) x 3.28m (max) )

Electric fireplace, cove for TV.

## Diner

17' 6" (into bay) x 14' (into bay) ( 5.33m (into bay) x 4.27m (into bay) )

All brick with top to floor windows, radiator, double glazed French doors to side aspect leading to the rear garden.

## Family Bathroom

Double glazed window to side aspect, round corner bath with low shower attachment, low level WC, hand wash basin, extractor fan, heated towel rail.

## Bedroom Three

11' 2" x 9' 7" (into bay) ( 3.40m x 2.92m (into bay) )

Double glazed window to rear aspect, double glazed French doors to the rear garden, double glazed French doors to the side aspect, radiator

## Bedroom Two

10' 5" x 11' 9" (into bay) ( 3.17m x 3.58m (into bay) )

Integrated double door cupboards, double glazed French doors to rear garden.

## Bedroom One

10' 4" x 14' 6" ( 3.15m x 4.42m )

two large double glazed French doors leading to rear garden, the bedroom leads to a dressing room.

## Dressing Room

9' x 9' 4" ( 2.74m x 2.84m )

Double glazed window to front aspect, leading to en-suite.

## En-Suite

Over head shower with glass panel, hand wash basin, heated towel rail, low level WC, double glazed window to front aspect.

## Rear Garden

Partial patio area with remainder lain to lawn, trees and high fenced, not overlooked.

## Side Access/ Storage

6' 4" x 17' 7" ( 1.93m x 5.36m )

Doors front and rear aspect, power, and light, tap.















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EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

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