



**Cressingham Road, Reading RG2 7RS**

**welcome to**

**Cressingham Road, Reading**

This chain free property in an excellent location offers versatile accommodation, with a spacious through lounge, large kitchen, three bedrooms and a potential fourth bedroom/reception room, bathroom and cloakroom. Garage, driveway and incredible garden. Potential to extend STPP to side and rear.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

17' 10" max x 10' 10" ( 5.44m max x 3.30m )

**Reception Room/Bedroom Four**

11' 5" x 9' 11" ( 3.48m x 3.02m )

**Kitchen**

10' 4" x 10' 1" ( 3.15m x 3.07m )

**Bedroom One**

17' 11" max x 10' 11" max ( 5.46m max x 3.33m max )

**Bedroom Two**

11' 6" x 9' 11" ( 3.51m x 3.02m )

**Bedroom Three**

10' 4" x 6' 6" ( 3.15m x 1.98m )

**Family Bathroom**

**Garden**

**Garage**

**Driveway**

Total floor area 106.8 m<sup>2</sup> (1,150 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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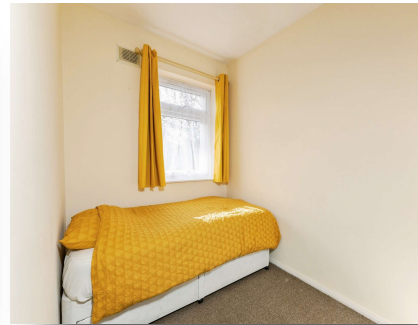
## **Cressingham Road, Reading**

- No Chain
- 3/4 Bedroom Property
- Garage, and Driveway Parking for multiple cars.
- Large Garden
- Potential for extension STPP

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in excess of

**£440,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108824 - 0005

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