



Wallingford Road, Goring, Reading RG8 0HL



welcome to

Wallingford Road, Goring, Reading

A well-presented, three bedroom, detached bungalow situated on the northern fringes of Goring within 0.6 mile to the train station and village centre. This individual detached bungalow benefits from three bedrooms, two reception rooms, a modern fitted kitchen, utility room and a modern shower room. Set in attractive grounds, this well-presented bungalow is set back from the road with ample parking for three/four vehicles. The front of the property also offers a garage and further side access to the mature 80ft enclosed rear garden.





Entrance Hall

Lounge

17' 10" x 11' 10" (5.44m x 3.61m)

Conservatory/dining Room

11' 4" x 10' 7" (3.45m x 3.23m)

Kitchen

11' x 10' (3.35m x 3.05m)

Utility Room

6' 9" x 6' 9" (2.06m x 2.06m)

Bedroom 1

12' 10" x 11' 11" (3.91m x 3.63m)

Bedroom 2

10' 10" x 9' (3.30m x 2.74m)

Bedroom 3

7' 9" x 7' 1" (2.36m x 2.16m)

Shower Room

Garage

Front Garden And Driveway Park

Enclosed 80ft Rear Garden

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

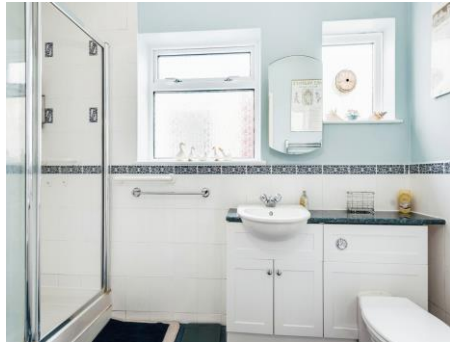
Welcome to

Wallingford Road, Goring, Reading

- Favourably Located on the Fringe of the Village
- An Individual Detached Bungalow
- Extensive Enclosed Rear Garden
- Three Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104539



Property Ref:
WLF104539 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Location:

Goring & Streatley Train Station has a main line train service to London Paddington within the hour with Crossrail service available from Reading. The M4 is easily accessible via the M4 (J12) and the M40 (J6) is also within close proximity. Educational facilities have excellent reputes within the area and include Goring primary school, Cranford House Girls' School, Moulsoford Prep, The Oratory School (and The Oratory prep and pre-prep) and Bradfield and Pangbourne Colleges.

 allen & harris



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire, OX10 0EL



allenandharris.co.uk