

Vp

55 Monks Way
Reading, RG30 3DP

Offers in excess of £475,000 Freehold



VillageProperties.co.uk

55 Monks Way

DESCRIPTION:

VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR.

This well-presented family home is situated in a popular area close to local amenities in Southcote, on the outskirts of Reading. The accommodation includes an entrance hall, a spacious sitting room with double doors leading to the rear garden, and access to the play/dining room, which also has double doors to the garden, along with a re-fitted kitchen. Upstairs, the property features three bedrooms, two of which are generous doubles, a single, and a family bathroom.

At the front of the property, there is driveway parking for at least two cars that provides access to the garage, which is equipped with light and power and has a door leading to the rear garden. The rear garden boasts a pleasant patio area that transitions to a large lawn enclosed by panelled fencing, along with a side access gate.

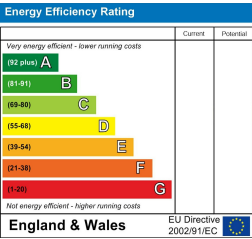
The property is heated by a gas-fired boiler, and all mains services are connected; it is also fully double-glazed. It is conveniently located near a host of amenities, including bus routes, shops, and schools, and is within easy reach of Reading town centre, the mainline railway station, and the M4, making it very convenient for commuting into the city.

Council tax band - E (Reading)

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- DOWNSTAIRS SHOWER ROOM
- TWO RECEPTION ROOMS
- GARAGE/UTILITY ROOM
- NEW GARDEN SHED
- THREE BEDROOMS
- SUN ROOM
- STUDY AREA
- REFITTED KITCHEN
- 360 VIRTUAL TOUR

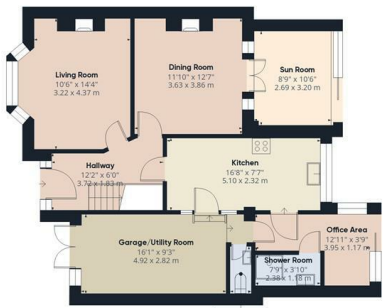
ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
E: sales@villageproperties.org
W: www.villageproperties.co.uk

92 School Road
Reading
RG31 5AU



Ground Floor



Floor 1



Approximate total area^{a)}
1301.59 ft²
120.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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