



## Puffin Way, Reading

- Two bedroom end of terrace
- En-suite shower room
- Downstairs WC
- Living room overlooking garden
- Allocated and visitor parking
- Offers double size bedrooms
- Separate bathroom
- Separate kitchen
- Enclosed rear garden
- Popular location

**Asking Price £350,000**

**Tenure: Freehold**

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# Puffin Way, Reading

## DESCRIPTION

Located on the ever popular Kennet Island development, is this 2 bedroom home which would be an ideal purchase as your first home.

This spacious properties offer double sized bedrooms, with an en-suite shower room and family bathroom. Downstairs has the added bonus of a further WC, a separate kitchen with oven & hob, and a living room, which overlooks the garden.

Outside the home, you have a fully enclosed low maintenance garden and an enclosed frontage, with attractive railings. Parking is allocated, with visitors spaces also available.

The development is in a very convenient spot, situated just off the A33, which is very handy for commuters for access to the M4. You are also spoilt with stores close by such as Morrisons and Aldi and if you want the Town Centre, you can take a short journey by car or take advantage of local bus routes.





Approximate total area<sup>(1)</sup>  
615.47 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</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
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

## Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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