



**Springfield Mews  
Surley Row, Reading, Berkshire RG4 8QA**

**£2,000 PCM**

NEA LETTINGS: Situated in a highly sought after area of Emmer Green is this delightful three bedroom link detached house offered in excellent condition throughout. With accommodation comprising of entrance with downstairs cloakroom, spacious living room, kitchen/breakfast room, conservatory, three bedrooms, en-suite to master and shower room. The property benefits from a garage and two parking spaces. Sorry no pets, single or professional couple preferred. EPC Rating D.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

## Springfield Mews, Reading, Berkshire RG4 8QA

- NEA Lettings
- Link Detached House
- Three Bedrooms
- Garage and Driveway Parking
- EPC Rating D
- Emmer Green
- Unfurnished
- Two shower rooms
- Council Tax Band E
- Available 1st August

### Entrance Hall



This entrance has wood laminate flooring, stairs to first floor, door to downstairs cloakroom and door to living room.

### Downstairs Cloakroom



New WC and sink to be installed before start of tenancy. With side aspect window, wood laminate flooring this light cloakroom comprises of \*\*\*\*\*wash hand basin and W.C. and wall hung storage.\*\*\*\*\*

### Living Room

18'8" x 10'2" (5.7 x 3.1)



A spacious bay fronted living space with wood laminate flooring, fireplace, wall mounted shelving and door leading to kitchen/breakfast room.

### Kitchen/Breakfast Room



A modern, fully equipped kitchen with wood laminate flooring, ample storage and worktop space and integrated fridge/freezer, washing machine, dishwasher plus electric oven, gas hob and extractor hood. With dining area and door leading to conservatory.



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## Conservatory

12'5" x 9'10" (3.8 x 3.0)



With direct access to the garden and panoramic views, tiled flooring and rear access to the garage.

## Master Bedroom

11'9" x 10'9" (3.6 x 3.3)



A large double bedroom with carpet, built-in wardrobes and storage, window to the front of the property and door to en-suite shower room.

## En-suite



A modern shower room with shower cubicle, wash hand basin and WC. Wall hung storage, side aspect window providing natural light.

## Bedroom Two

14'9" x 8'6" (4.5 x 2.6)



A good size double bedroom with carpet, ample built-in wardrobes and dormer window to front of property.

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### Bedroom Three

10'2" x 7'6" (3.1 x 2.3)



A large single bedroom with carpet, window overlooking the rear garden and built-in wardrobes.

### Shower room

**\*\*This shower room will be totally renovated before the start of tenancy\*\*** A tiled shower room with walk in shower with W.C., pedestal wash hand basin and frosted window to rear of property.

### Garage & Parking

With up and over garage door, rear access from conservatory. Driveway parking for one vehicle and additional parking for one vehicle opposite the house.

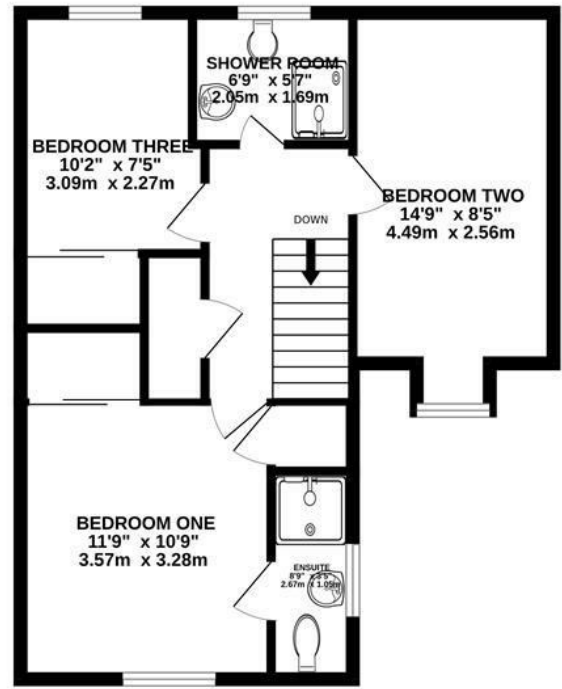
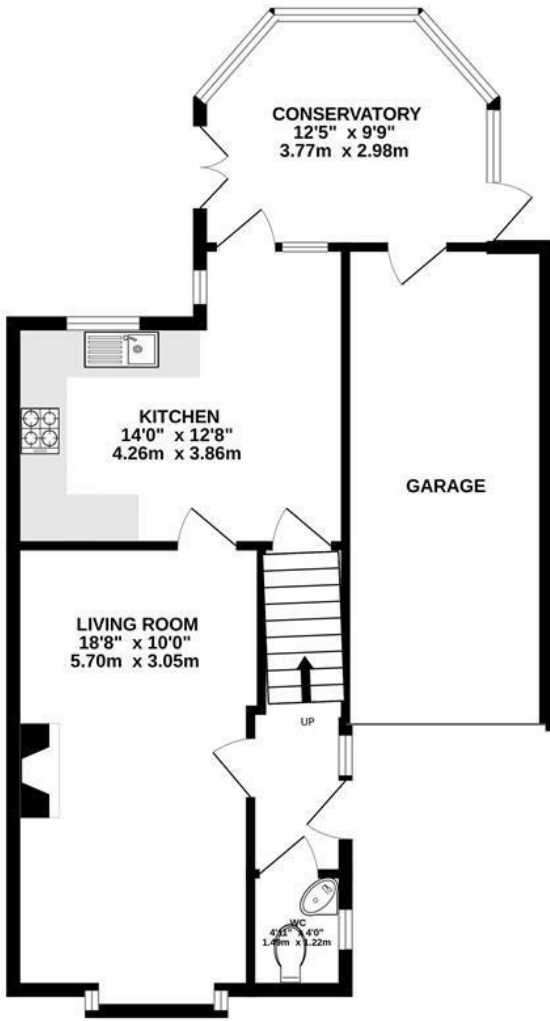
### Garden



Laid to lawn and patio with raised flower beds and mature shrubs.

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.

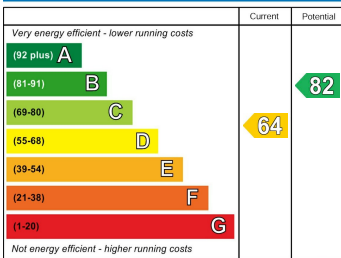


TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

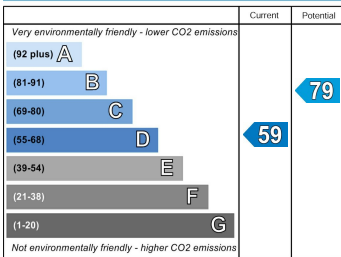
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**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

