

Island Road, Kennet Island, Reading, RG2 0RP



OIEO £599,995 Freehold

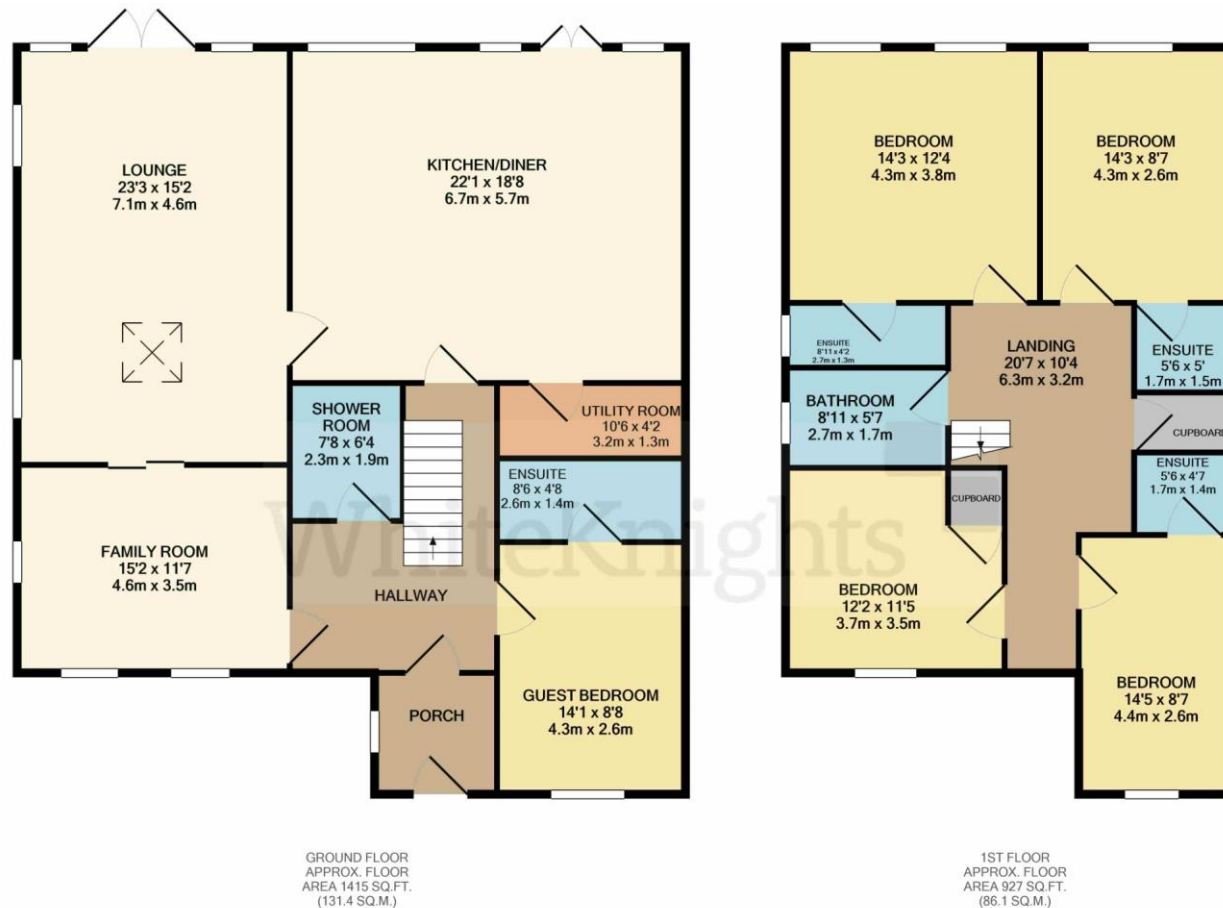
Completely Reading.



- South Of Reading Town Centre
- River Kennet Frontage
- Beautifully Extended Semi-Detached
- Four/Five Bedrooms
- Four En-Suite Shower Rooms
- Two Large Reception Rooms
- Ample Off Road Parking
- 340ft Long Plot
- Large Private Rear Garden
- Great Access To M4 Junction 11 And Green Park
- Council Tax Band C



Backing onto the river Kennet and having been extended and refurbished to a very high standard is this beautifully presented semi-detached property situated in a quiet secluded location south of Reading town centre. The large accommodation includes four bedrooms, three with en-suites, further family bathroom and guest bedroom downstairs with en-suite and further ground floor shower room. The property also has a large family room with rear aspect lounge overlooking a beautiful rear garden and large kitchen/dining area with utility room. This beautiful family home is set on a 340ft plot from front to back with ample off road parking to the front and also has great access to M4 Junction 11 and Green Park. This property has no onward chain complications.



ISLAND ROAD, READING
TOTAL APPROX. FLOOR AREA 2341 SQ.FT. (217.5 SQ.M.)

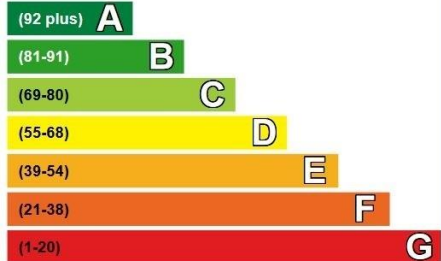
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 62 | 69 |



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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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