



DOWNER & CO

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**24 Paradise Way, Chapel Row, Reading RG7 6PA**  
**Price: £440,000**

## Features.

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## NO ONWARD CHAIN

Located in a quiet road in Chapel Row is a well presented three bedroom chalet bungalow. The property has been well maintained and is spacious and light throughout. Locally there are miles of stunning countryside footpaths, an excellent local pub and doctor's surgery, and a little further away is Upper Bucklebury, Woolhampton and Theale with local shops, pubs and the mainline rail stations to London Paddington.

The flexible accommodation consists of entrance porch, living room with woodburner, smart kitchen, dining room, master bedroom, further bedroom and bathroom to the ground floor, and good sized bedroom on the first floor. Outside, the large garden faces west, there is a home office, shed and patio. To the front is driveway parking. Benefits include upvc double glazing and oil fired central heating.







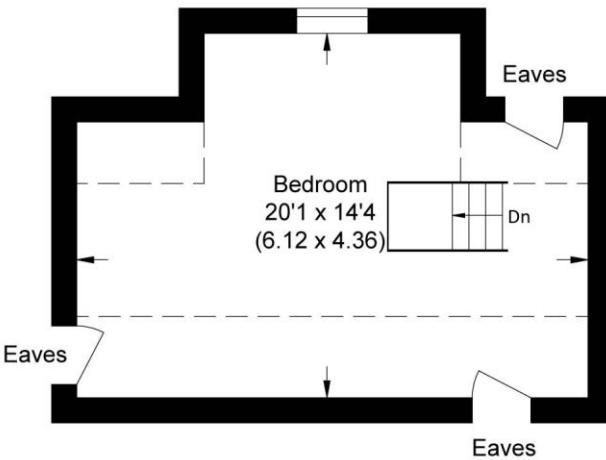
Approximate Gross Internal Area

73.66 sq m / 792.86 sq ft

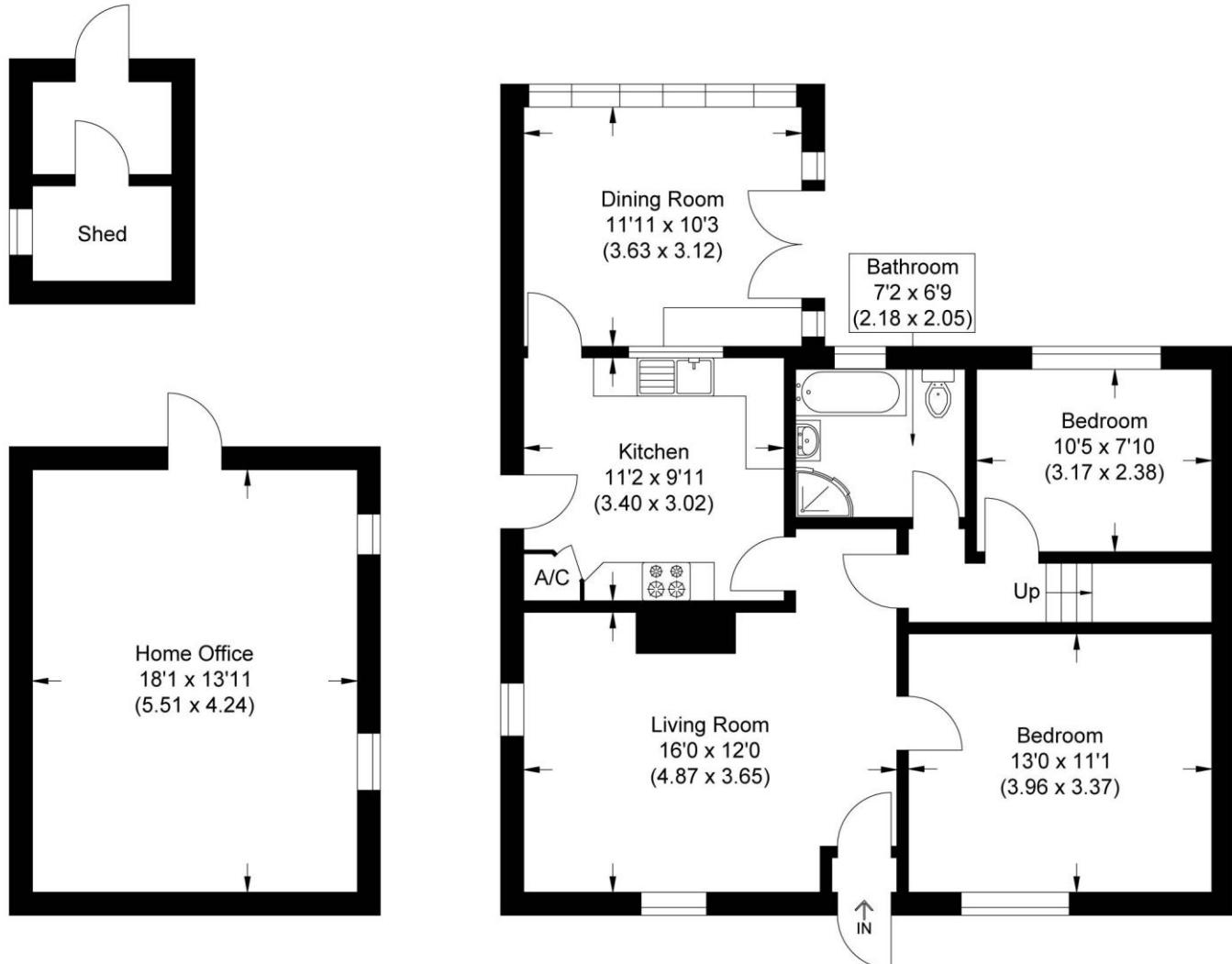
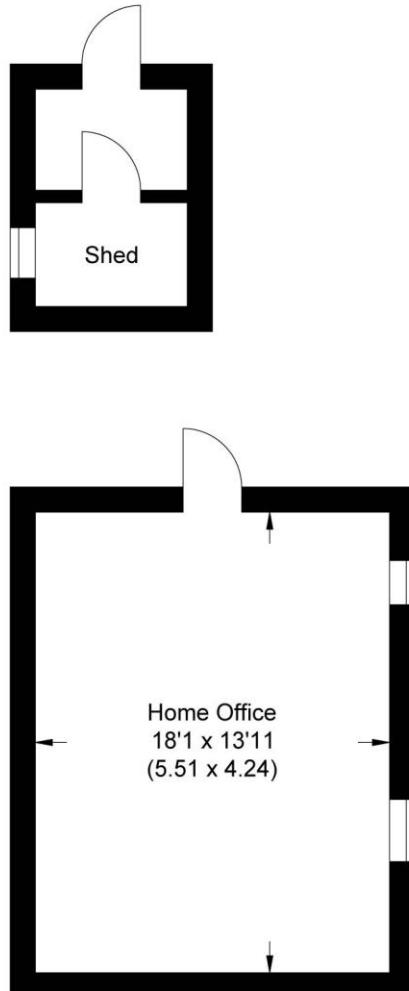
(Excludes Outbuilding)

Outbuilding Area 51.54 sq m / 554.77 sq ft

= Restricted Head Height



Outbuildings



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



#### **Important Notice**

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: TBA**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,069.52.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX  
**01635 523777**  
[www.downer.co.uk](http://www.downer.co.uk)