



**Because property is personal with...**

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**Fallows Road, Reading**

**Belvoir**

Guide price £450,000



## Key Features

- Three bedroom end terrace house
- Presented in good order throughout
- Driveway parking
- Single garage
- Enclosed rear garden
- Walking distance to Aldermaston train station
- EPC rating: C





Situated within the popular village setting of Fallows Road, Aldermaston Wharf, this well-presented three-bedroom end-terrace townhouse offers spacious and versatile accommodation arranged over three floors, complemented by a single garage, driveway parking, enclosed rear garden, EV charging point and gas central heating. Having been owned from new by the current owners, the property has been carefully maintained throughout and provides an excellent opportunity for families, professional couples and those seeking flexible home-working space.

The accommodation begins with an entrance hallway providing access to a ground floor cloakroom and a fitted kitchen positioned to the front of the property. To the rear is a bright and spacious living room with double doors opening directly onto the enclosed rear garden, creating an ideal environment for both everyday living and entertaining.

The first floor provides two generously proportioned double bedrooms together with a family bathroom. Occupying the entire second floor is an impressive principal bedroom suite featuring an en-suite shower room and a separate dressing room, currently utilised as a home office by the present owners. This additional space offers excellent flexibility and could continue to serve as a dressing room, study or nursery depending upon a purchaser's requirements.

Externally, the property benefits from an enclosed rear garden providing a private outdoor space to enjoy throughout the year. A single garage and driveway provide valuable off-road parking, whilst the EV charging point caters for modern electric vehicle ownership.

Aldermaston Wharf is a highly regarded location offering a balance between village living and excellent transport connectivity. The nearby village of

Aldermaston provides a range of day-to-day amenities including a convenience store, public house, primary school and recreational facilities. Further shopping, leisure and educational amenities can be found in Theale, Thatcham and Tadley, all within easy reach.

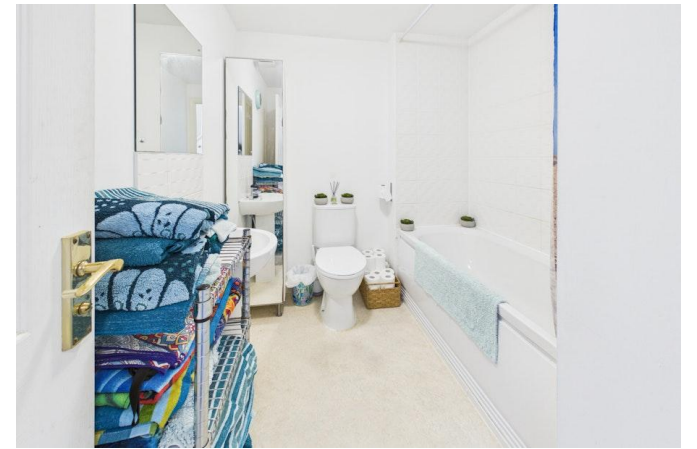
For commuters, Aldermaston railway station is conveniently located nearby, providing direct services towards Reading and Newbury with onward connections to London Paddington. The surrounding Berkshire and Hampshire countryside offers an abundance of scenic walks, cycling routes and outdoor pursuits, making this an attractive location for buyers seeking a semi-rural lifestyle without sacrificing accessibility.

Early viewing is highly recommended to appreciate the flexibility, presentation and convenient location of this attractive home.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Rowberry Morris Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





# BELVOIR!

Property is personal



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1185 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

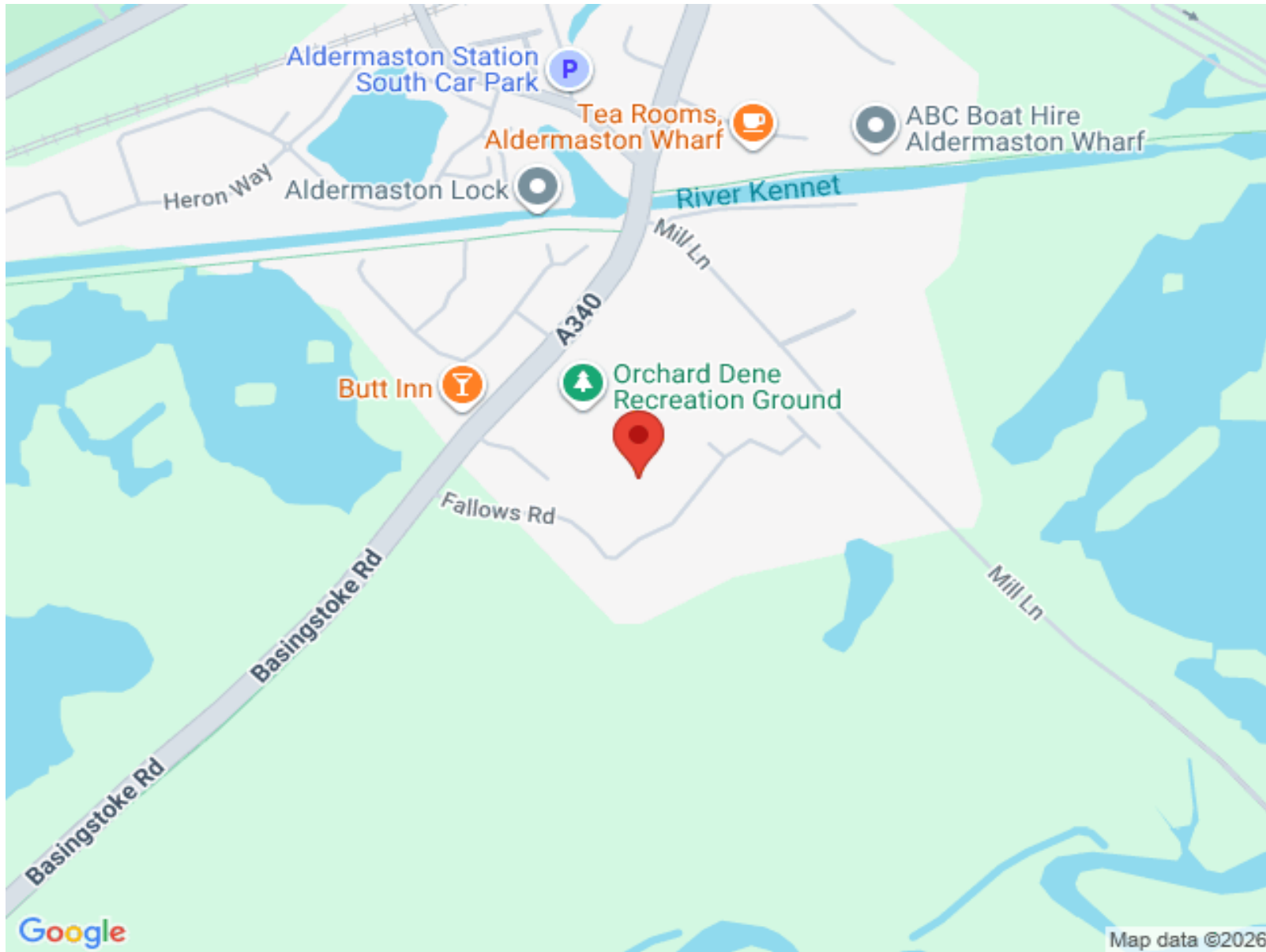
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Belvoir**