



**Stratton Gardens, READING RG2 8AT**

**welcome to**

**Stratton Gardens, READING**

We present to you this stunning two bedroom, two bathroom home in a sought after area. It consists of an established garden with and extended utility area. Viewings are highly recommended to appreciate how well presented this home is.





**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Shower Room**

**Kitchen**

11' x 8' 10" ( 3.35m x 2.69m )

**Utility Room**

**Lounge**

14' 10" x 10' 8" ( 4.52m x 3.25m )

**Conservatory**

11' 10" x 7' 11" ( 3.61m x 2.41m )

**Landing**

**Bedroom One**

14' 11" x 10' 10" ( 4.55m x 3.30m )

**Bedroom Two**

9' 2" x 6' 3" ( 2.79m x 1.91m )

**Bathroom**

**Enclosed Garden**

**Workshop**

20' 2" x 18' 1" ( 6.15m x 5.51m )

**Double Driveway**

Total floor area 110.2 m<sup>2</sup> (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Stratton Gardens, READING

- Two Bedrooms
- Additional Ground Floor Bathroom
- Established Garden
- Double Driveway
- Desirable Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108558 - 0003

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Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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