



# 25 Byworth Close

Reading, RG2 8SH

Guide price £315,000 Freehold



### DESCRIPTION

VP - Presented to the market is this three-bedroom end of terrace house ideal for families and professionals alike. This property is ready for you to make it your own.

Upon entering, you will find a spacious living room that invites natural light, creating a warm and welcoming atmosphere. The dining room offers a perfect space for family meals or entertaining guests, while the well-appointed kitchen provides all the essentials for culinary enthusiasts. Additionally, a delightful sun room extends the living space, ideal for relaxation or enjoying a morning coffee.

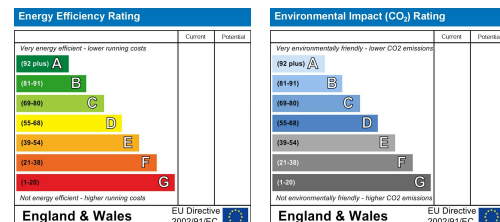
The first floor boasts three comfortable bedrooms, each offering ample space for rest and personalisation. The bathroom is conveniently located on this level, ensuring easy access for all.

There is a garage nearby, adding to the convenience of this lovely home. The property is ideally situated close to the M4 junction 11, making commuting a breeze. Furthermore, local amenities and bus routes are within easy reach, enhancing the appeal of this location.

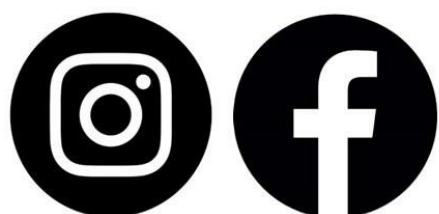
Council tax band - C

### SUMMARY OF ACCOMMODATION

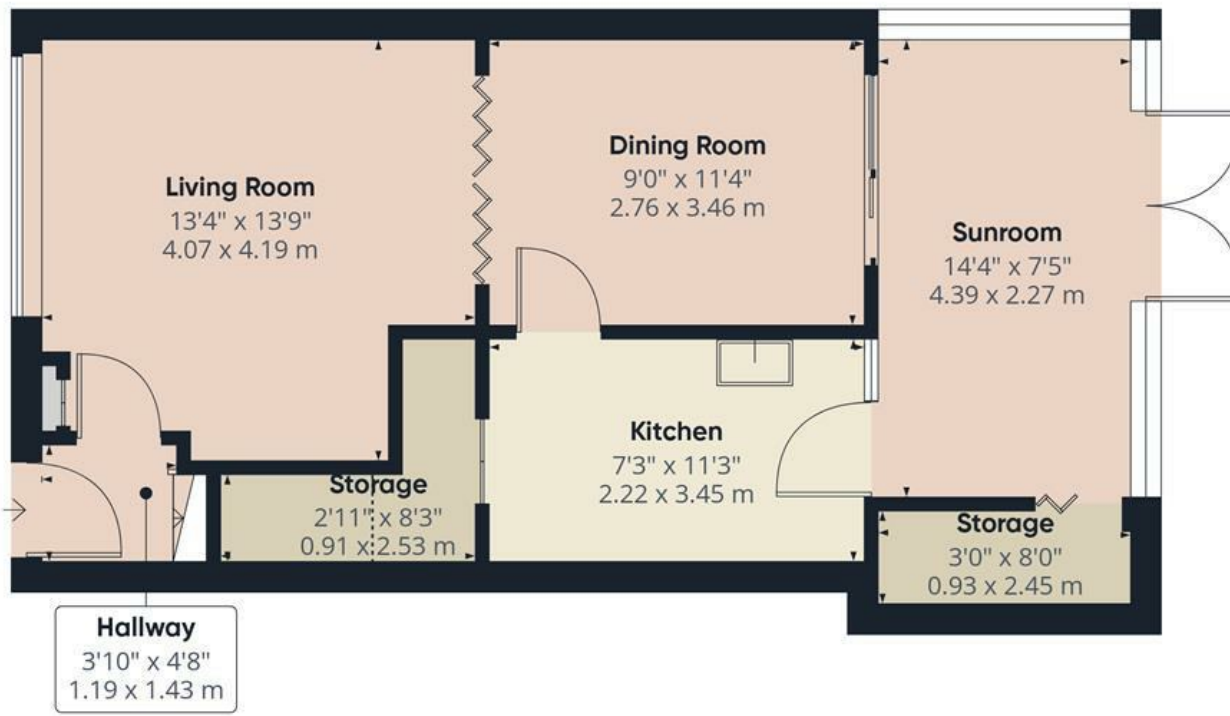
- NO ONWARD CHAIN
- THREE BEDROOMS
- GARGAE IN BLOCK
- SIDE ACCESS TO GARDEN
- END OF TERRACE
- SUN ROOM
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR



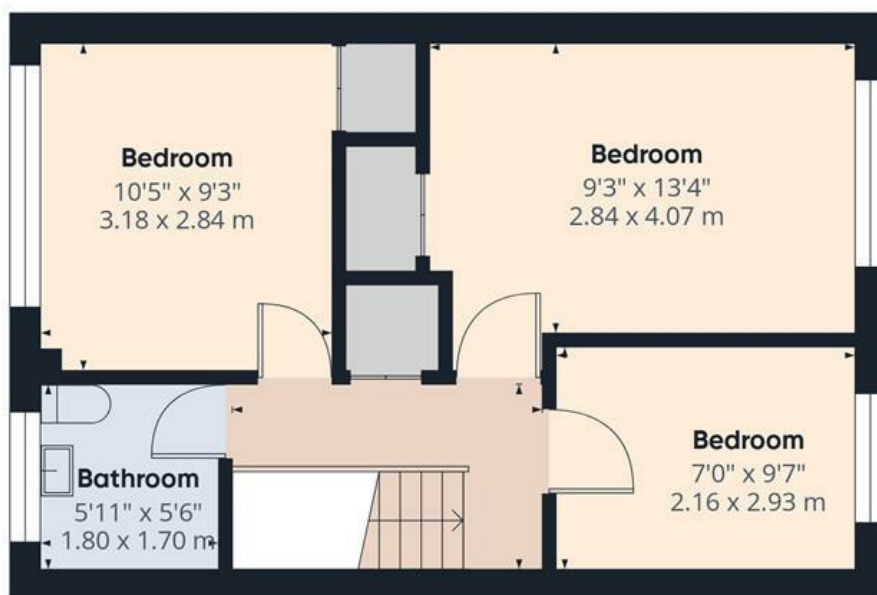
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Ground Floor



Floor 1



Approximate total area<sup>m</sup>

949 ft<sup>2</sup>  
88.2 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

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

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