

HUNTERS®

HERE TO GET *you* THERE



Regis Park Road

Reading, RG6 7AD

Guide Price £575,000

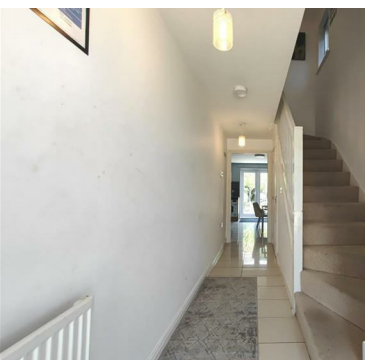


Spacious Four-Bedroom Townhouse with Garage and Three Floors of Versatile Living Space

This well-proportioned three-storey townhouse offers approximately 1,561 sq ft (145 sq m) of thoughtfully arranged accommodation, providing an excellent combination of generous living space, four bedrooms and practical family amenities.

The ground floor features a spacious 17'5" x 12'6" kitchen/diner, ideal for everyday family life and entertaining, together with a separate garage, entrance hall, WC and useful storage.

On the first floor, a bright 17'7" x 13'1" lounge provides a comfortable principal reception room, complemented by a family bathroom and a well-sized bedroom measuring approximately 12'4" x 8'2". A landing and cupboard provide additional practical space.



OVERHEAD FLOOR
532 sq. ft. (217.9 sq. m.) approx.

1ST FLOOR
532 sq. ft. (247.9 sq. m.) approx.

2ND FLOOR
532 sq. ft. (247.9 sq. m.) approx.

TOTAL FLOOR AREA: 1596 sq. ft. (745.9 sq. m.) approx.

These dimensions are based on the information provided by the seller. The seller is not responsible for the accuracy of these dimensions. The buyer is advised to verify the dimensions of the property before purchasing. The seller is not responsible for the accuracy of these dimensions. The buyer is advised to verify the dimensions of the property before purchasing. The seller is not responsible for the accuracy of these dimensions. The buyer is advised to verify the dimensions of the property before purchasing.

Energy Efficiency Rating

Very energy efficient - lower running costs

(12 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current Potential

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current Potential

England & Wales EU Directive 2002/91/EC

43c Peach Street, Wokingham, RG40 1XJ
Tel: 0118 979 5618 Email: wokingham@hunters.com <https://www.hunters.com>