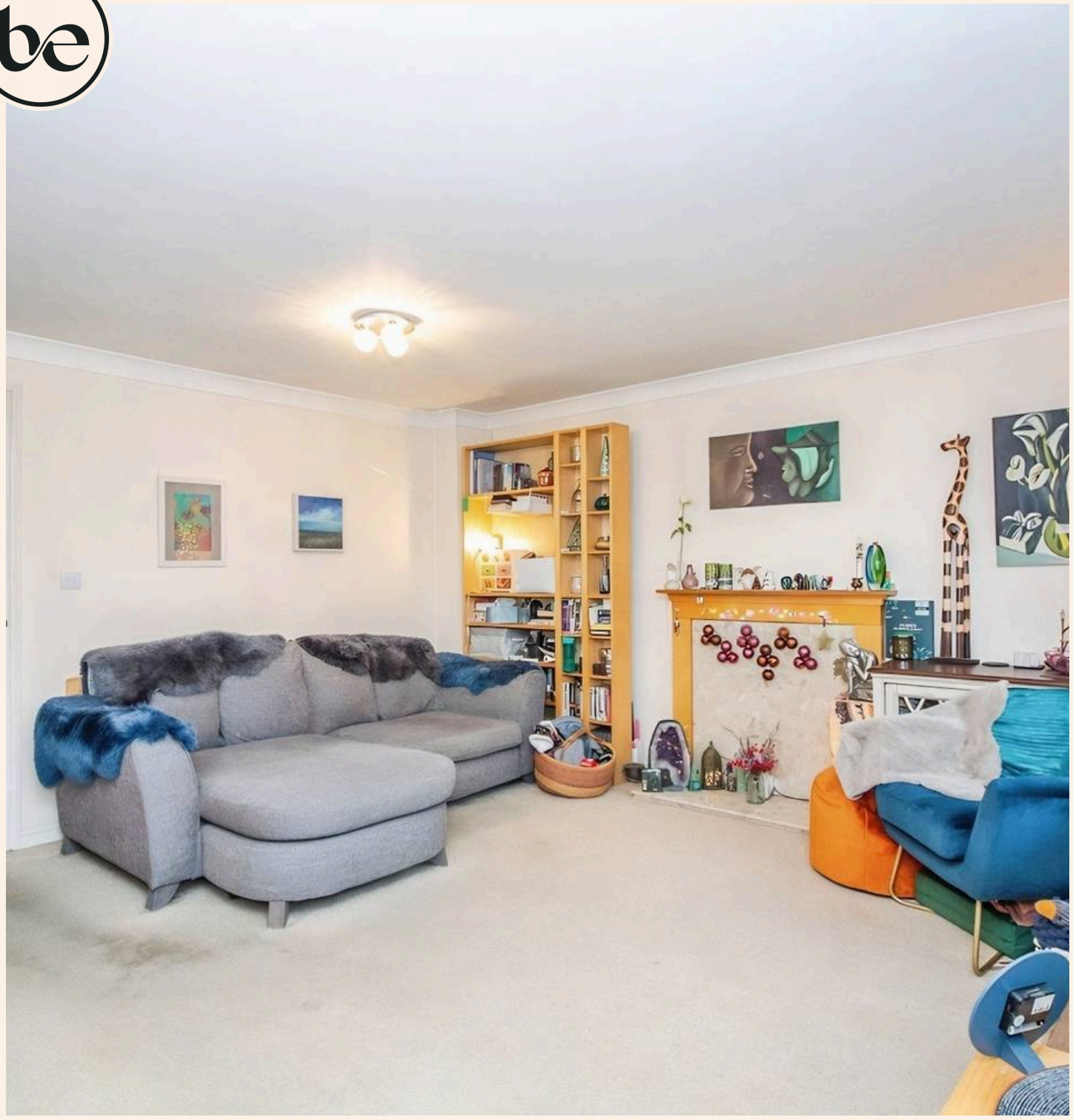


bespoke Estate Agents

3 Attwood Drive, Arborfield

Offers Over £350,000



3 Attwood Drive

Arborfield, Reading

Three-bedroom mid-terrace home in a cul-de-sac on Penrose Park, with a south-facing rear garden and two allocated parking spaces. The 15'7" living room has French doors to the garden, and the upstairs shower room has been refitted.
Council Tax band: D

Tenure: Freehold

- Three-bedroom mid-terrace home with approximately 800 sq ft of accommodation
- Cul-de-sac setting on the Penrose Park development
- Two allocated parking spaces
- Enclosed south-facing rear garden, mainly laid to lawn
- 15'7" living room with French doors to the garden
- Separate fitted kitchen
- Main bedroom with built-in wardrobe and en-suite, with plumbing in place to reinstate the shower
- Downstairs cloakroom
- Close to local amenities and open countryside
- Scope to add your own personal touches

Hall
The front door opens into the entrance hall, with doors to the kitchen, living room and downstairs cloakroom. Stairs rise to the first floor.

Cloakroom
Fitted with a WC and wash hand basin, with a window to the front.

Living Room
15' 7" x 14' 2" (4.75m x 4.32m)
Spanning the rear of the house, the living room has space for both seating and a dining table. A window overlooks the garden and French doors open directly outside. A built-in cupboard provides under-stairs storage.

Kitchen
11' 0" x 8' 9" (3.35m x 2.67m)
Set at the front of the house, the kitchen has fitted wall and base units, open shelving and tiled splashbacks. There's a fitted oven and gas hob, a stainless steel sink and drainer, and space beneath the worktop for a washing machine and dishwasher, additional space for tumble dryer.

Landing
Doors lead to all three bedrooms and the separate shower room. There's also an airing cupboard.

Bedroom 1
11' 2" x 9' 4" (3.40m x 2.84m)
A double bedroom overlooking the front, with a built-in wardrobe and a door to its own en-suite shower room.

En-suite
8' 9" x 4' 1" (2.67m x 1.25m)
Fitted with a WC and wash hand basin. The shower tray has been removed, but the plumbing remains in place for a shower to be reinstated.













Bedroom 2
9' 9" x 8' 3" (2.97m x 2.51m)
Overlooking the rear garden, this room is currently arranged as a home office and could readily be used as a bedroom.

Bedroom 3
7' 3" x 6' 8" (2.21m x 2.03m)
A single bedroom overlooking the rear garden, also suited to use as a study.

Shower room
5' 7" x 4' 11" (1.69m x 1.50m)
The refitted shower room has tiled walls, a glazed shower enclosure, a WC and a wash hand basin. There's scope to install a bath in place of the shower enclosure if preferred.

Front Garden

A path leads through the front garden to the covered entrance, with established shrubs and planting on either side.

Rear Garden

The south-facing rear garden is accessed through French doors from the living room. It is mainly laid to lawn and enclosed by timber fencing, with room for a table and chairs. Gate giving pedestrian access and leading to allocated parking.

ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces sit side by side in a nearby private residents' car park.

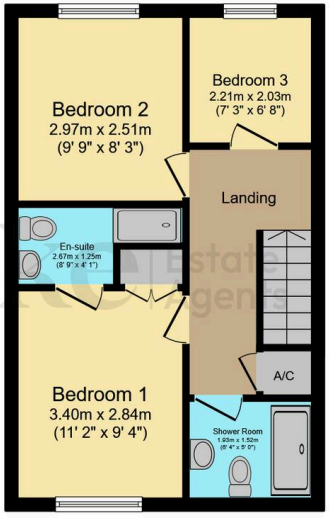








Ground Floor



First Floor

Total floor area: 74.3 sq.m. (800 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io