



Bespoke

Bespoke
ESTATE AGENTS

9 St. Agnes Way, Reading
£450,000



9 St. Agnes Way

Reading, Reading

Modern 3-bed end terrace on Kennet Island with open-plan living, private garden and parking, offered with no onward chain and superb access to Reading, Green Park and the M4.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-bedroom home on the sought-after Kennet Island development, ideal for first-time buyers, families or investors.
- Spacious open-plan living and dining room with direct access to the rear garden, creating a great space for everyday living.
- Modern fitted kitchen with a range of units, worktop space and room for appliances.
- Main bedroom with fitted wardrobes, offering practical storage and a comfortable layout.
- Two further bedrooms, including a good-sized single ideal as a home office or nursery.
- Family bathroom fitted with a three-piece suite including bath with shower over.
- Private rear garden, mainly laid to lawn with patio area, perfect for relaxing or entertaining.
- Allocated parking space with additional visitor parking conveniently located just outside.
- Offered to the market with no onward chain, allowing for a smoother and quicker purchase.
- Excellent location on Kennet Island, within easy reach of Reading town centre, Green Park, M4 and local amenities.

Hall

A welcoming entrance hall providing access to all ground floor accommodation, with stairs rising to the first floor and useful under-stairs space. Doors to the living area, kitchen and cloakroom.

Cloakroom

Fitted with a low-level W.C. and wash hand basin. A practical addition for guests and everyday use.

Dining/Living Room

18' 1" x 15' 11" (5.51m x 4.85m)

A spacious, full-width reception room forming the heart of the home. Offering ample space for both living and dining areas, with natural light drawn in from the rear via double doors opening onto the garden. Ideal for both everyday living and entertaining.

Kitchen

11' 6" x 7' 10" (3.51m x 2.38m)

Fitted with a range of base and eye-level units, offering good worktop space and room for appliances. Positioned to the front aspect, providing a functional and well-laid-out cooking area with easy access from the hallway.

Landing

Providing access to all bedrooms and the family bathroom, with loft access above.

Main Bedroom

12' 10" x 6' 7" (3.90m x 2.00m)

A well-proportioned principal bedroom positioned to the rear aspect, offering a comfortable and private space with built in wardrobes and space for additional furniture.

Bedroom Two

13' 4" x 8' 2" (4.06m x 2.49m)

A generous double bedroom located to the front of the property, offering excellent proportions and flexibility for family living or guest accommodation.





Bedroom Three

9' 4" x 6' 6" (2.84m x 1.98m)

A good-sized single room, ideal as a child's bedroom, nursery, or home office.

Bathroom

7' 3" x 6' 3" (2.20m x 1.90m)

Fitted with a three-piece suite comprising bath with shower over, W.C. and wash hand basin. A neatly arranged and functional family bathroom.

Front Garden

A low-maintenance front garden with a pathway leading to the front door, enclosed by railings and a gate, with planted shrubs providing a touch of greenery and kerb appeal.

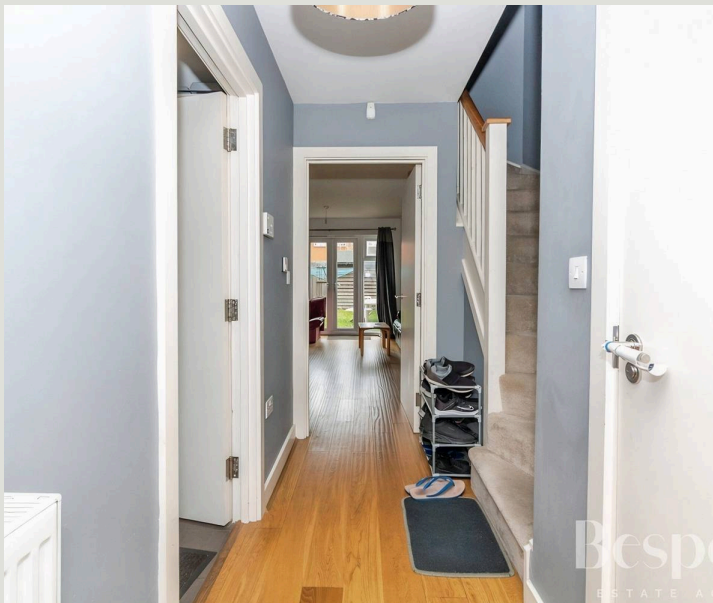
Rear Garden

A private and enclosed rear garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and relaxing. The garden also benefits from a rear access gate, adding convenience and practicality.

ALLOCATED PARKING

1 Parking Space

One allocated residents parking space located close to the property, with additional visitors parking located to the front.





Bespoke
ESTATE AGENTS



Bespoke
ESTATE AGENTS

