

Leighfield, Mortimer Common, Reading, RG7 3TT

£430,000

Walmsley

Leighfield, Mortimer Common, Reading, RG7 3TT

Walmsley Estate Agency are delighted to offer to the market this extended and much improved three-bedroom home, situated in the very desirable village of Mortimer. The accommodation comprises entrance, living room, kitchen/breakfast room, landing, three bedrooms and family bathroom. Externally benefits from an attractive and enclosed rear garden, as well as driveway parking for two vehicles.

Mortimer is a highly desirable Berkshire village that combines the charm of countryside living with excellent everyday convenience. Surrounded by attractive woodland and open countryside, the village offers a strong community atmosphere alongside a range of local amenities, including shops, pubs, cafés, healthcare facilities and well-regarded schools. Mortimer Railway Station provides direct links to Reading and Basingstoke, making it an ideal location for commuters, while the nearby M4 and M3 offer convenient road access. With its blend of rural character, modern amenities and excellent transport connections, Mortimer remains a popular choice for families, professionals and downsizers alike.
Council Tax: Band C. EPC rating D.

Tenure - Freehold













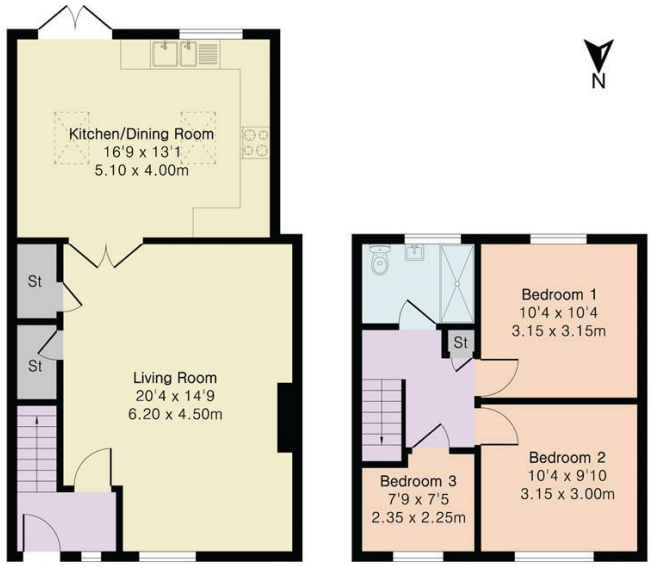




- Extended
- Parking
- Three bedrooms
- Popular location
- 16ft kitchen/dining room
- Private rear garden

3 1 1 C

Approximate Gross Internal Area 967 sq ft - 89 sq m
Ground Floor Area 597 sq ft – 55 sq m
First Floor Area 370 sq ft – 34 sq m



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Walmsley

Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk
0118 947 0511

Walmsley