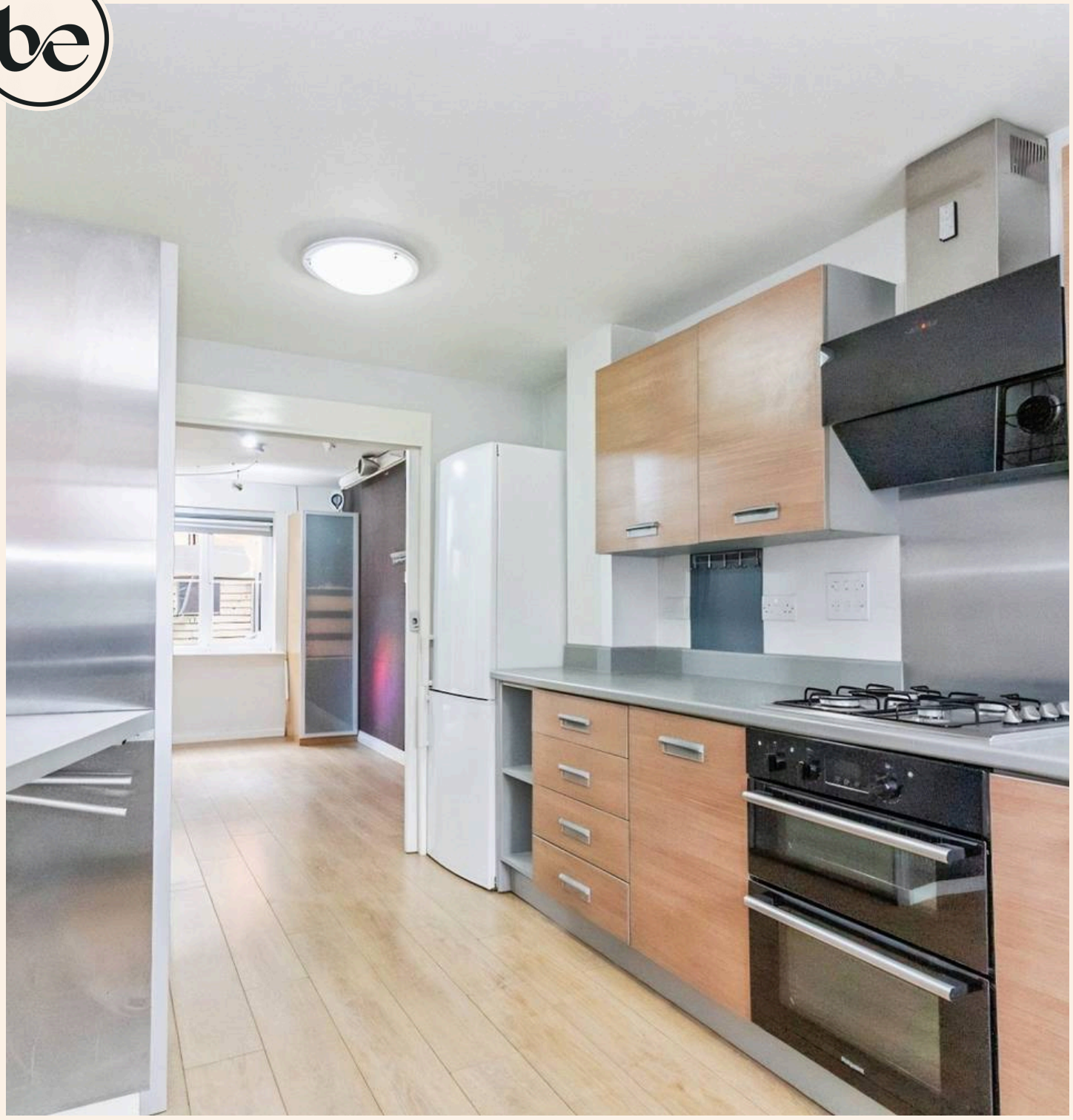


bespoke Estate Agents

3 Portman Way, Reading

Guide Price £375,000 - £400,000



3 Portman Way

Reading

A modern three-bedroom mid-terrace home in West Reading with parking directly outside and no onward chain. The full-width living room opens through French doors onto a decked seating area in the enclosed rear garden, and the principal bedroom has its own en-suite shower room.

Council Tax band: D Tenure: Freehold EPC Rating: B

- Modern three-bedroom home in West Reading, offered with no onward chain
- Parking space directly outside the front door
- Full-width living and dining room measuring 14'7" by 12'6"
- French doors from the living room straight onto the garden decking
- Principal double bedroom with its own en-suite shower room and built-in wardrobe
- Separate kitchen breakfast room with a breakfast bar, double oven and gas hob
- Two further double bedrooms, also suitable for home office
- Family bathroom with a shower over the bath, plus a downstairs cloakroom
- Approximately 808 sq ft of accommodation, with a handy external store by the entrance
- Enclosed rear garden with a decked seating area and easy-care slate

Entrance Hall
The entrance hall has wood-effect flooring and a staircase to the first floor, with doors to the kitchen breakfast room, living room and downstairs cloakroom.

Living Room
14' 7" x 12' 6" (4.45m x 3.81m)
Spanning the full width of the house, the living room has wood-effect flooring, space for both seating and a dining table, and French doors opening onto the rear decking. A further window overlooks the garden, and a doorway connects the room to the kitchen.

Kitchen Breakfastroom
14' 6" x 8' 2" (4.42m x 2.49m)
The kitchen breakfast room is fitted with wood-effect wall and base units, worktops on both sides and a breakfast bar. There is a built-in double oven, a gas hob with an extractor above and a sink beneath the front-facing window. The room can be accessed from both the entrance hall and the living room. There is space for a full-height fridge-freezer and a separate tumble dryer, with space and plumbing for a washing machine and dishwasher. All freestanding appliances are available by separate negotiation. A gas boiler installed in August 2026 provides central heating and hot water, with solar thermal panels supplementing the hot water supply.

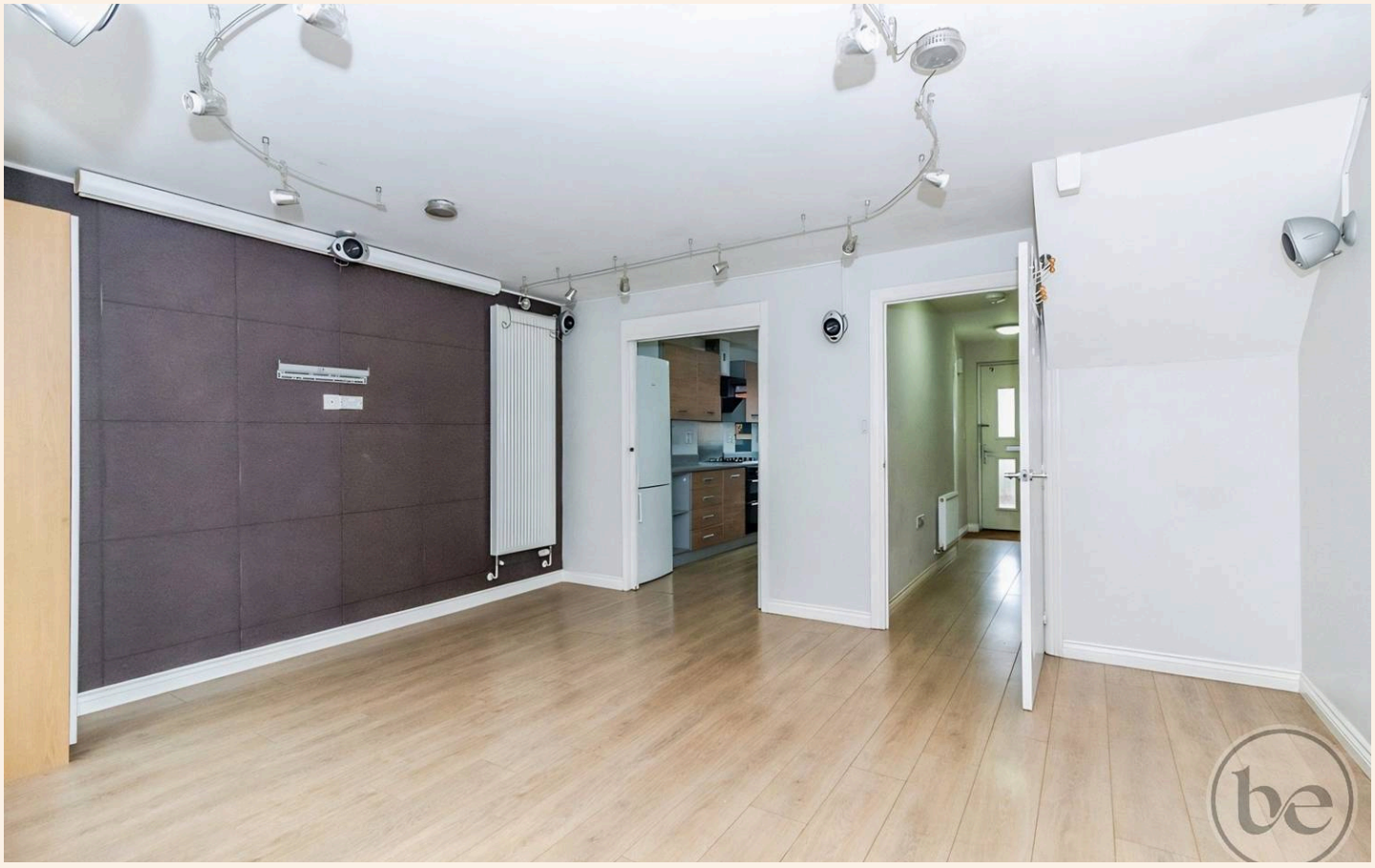
Cloakroom
Fitted with a WC and a wall-mounted wash basin.

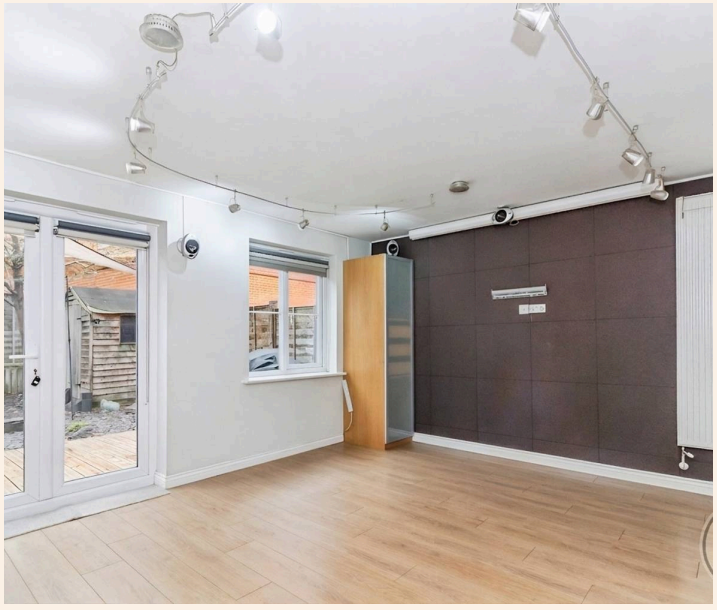
Landing
The landing gives access to all three bedrooms, the family bathroom and an airing cupboard. Access to boarded loft storage with light, via pull down ladder.

Bedroom 1
12' 6" x 8' 1" (3.81m x 2.46m)
A front-facing double bedroom with carpeted flooring, a built-in wardrobe and a door to its own en-suite shower room.

En-suite
Fitted with a shower enclosure, WC and wash basin, with part-tiled walls and a heated towel rail.

Bedroom 2













Bedroom 2
9' 7" x 8' 1" (2.92m x 2.46m)
A rear-facing bedroom with room for a double bed and freestanding furniture, with a window overlooking the garden.

Bedroom 3
8' 9" x 6' 3" (2.67m x 1.91m)
A front-facing bedroom, large enough to accommodate a double bed and would also work well as a home office.

Bathroom
Fitted with a bath with a shower over and a glass screen, a pedestal wash basin and a WC. Wall mounted heated mirror. There is a frosted window to the rear.

Garden

The French doors open onto a decked seating area, with a gravelled garden beyond for easy upkeep. Timber fencing encloses the garden.

Front Garden

A covered entrance leads to the front door, with a separate external storage cupboard alongside. There is a parking space directly outside the front of the property.

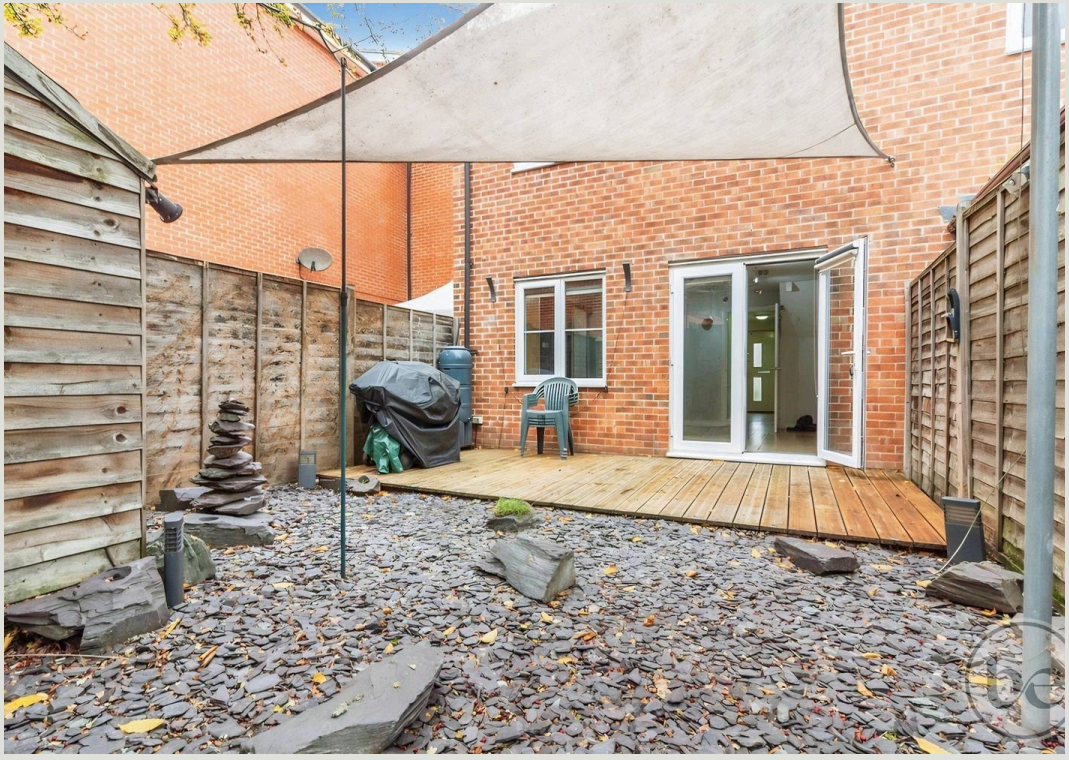
OFF STREET

1 Parking Space

There is private off-road parking for one car directly in front of the house. A footpath with shared pedestrian access crosses the frontage.



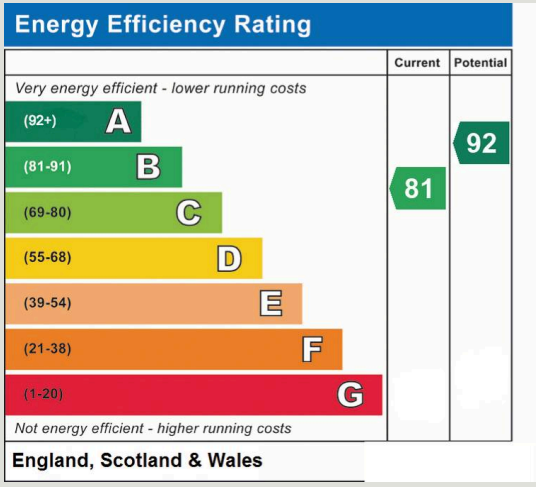


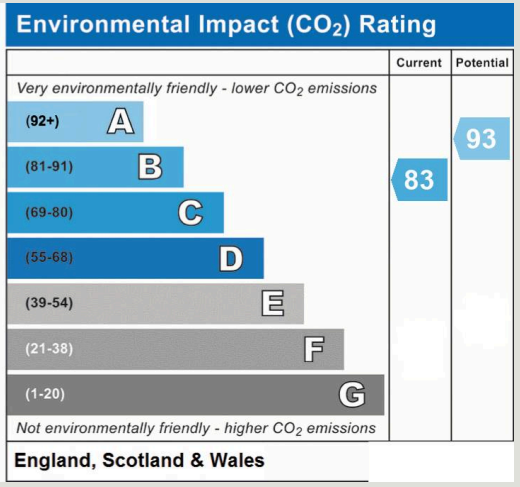


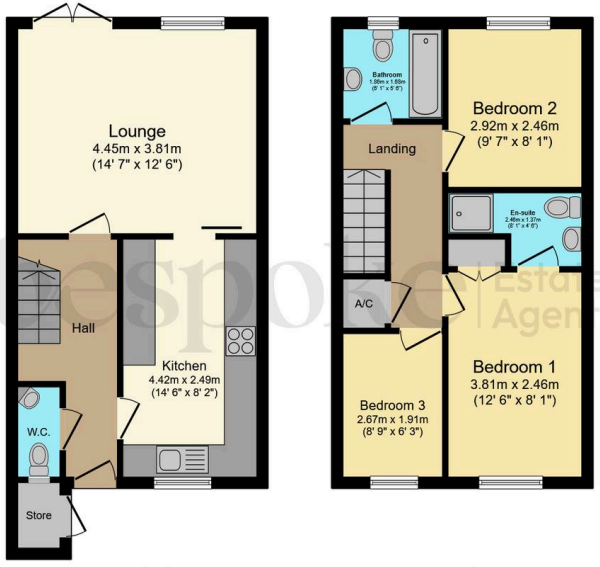












Total floor area: 75.1 sq.m. (808 sq.ft.)

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