



A three bedroom semi-detached house requiring modernisation, situated in a popular residential cul-de-sac. The accommodation comprises entrance hall, living/dining room, kitchen, breakfast room, cloakroom, landing, three first floor bedrooms and a bathroom suite. Further benefits of this property include driveway parking, garage and generous gardens.

Situated within easy reach of excellent public transport links, local schools, and a variety of amenities, this home offers both convenience and a great quality of life. Nearby green spaces provide opportunities for outdoor activities, while larger shopping destinations, including Wokingham and Reading's Oracle Shopping Centre, are just a short drive away. Viewing is highly recommended. No onward chain. EPC rating D. Council tax band D.

PROCEEDABLE VIEWERS ONLY





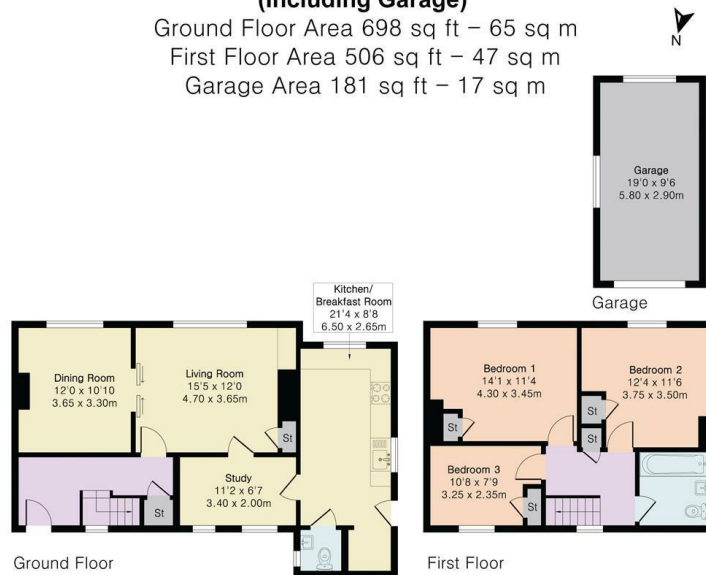
## Floor Plan

**Approximate Gross Internal Area 1385 sq ft - 129 sq m  
(Including Garage)**

Ground Floor Area 698 sq ft - 65 sq m

First Floor Area 506 sq ft - 47 sq m

Garage Area 181 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.