



Situated within the popular Elm Park development, this beautifully presented four-bedroom townhouse offers stylish accommodation arranged over three floors, perfectly suited to modern family living. Conveniently located within easy reach of Reading West station, Prospect Park and Reading town centre, the property combines generous living space with excellent everyday practicality. The heart of the home is the impressive open-plan kitchen, dining and living room, creating a bright and sociable space ideal for both family life and entertaining. The contemporary shaker-style kitchen is well-appointed with quality cabinetry, generous worktop space and integrated appliances. The upper floors provide four well-proportioned bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom occupies the top floor and enjoys the luxury of a modern en-suite shower room, creating a peaceful retreat away from the rest of the accommodation. A beautifully refitted family bathroom serves the remaining bedrooms, with both bath and shower rooms finished to an excellent standard. Throughout, the property has been tastefully updated with a contemporary yet timeless finish, allowing prospective purchasers to move straight in with little or no work required. Outside, the property benefits from driveway parking for 2 cars and an enclosed rear garden, providing a private space for outdoor dining and relaxation.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Well presented townhouse
- Open-plan living space with refitted kitchen
- Ensuite shower room to principal bedroom
- Landscaped garden with patio area
- Easy access to Reading West station and town centre
- Off road parking for 2 cars





Council tax band D

Council- RBC

Additional information:

Parking

The property has a driveway with parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.