



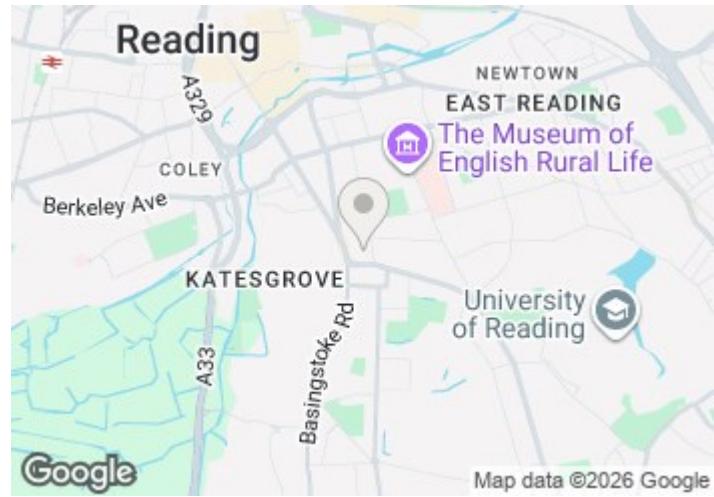
This immaculate one-bedroom detached property is located on a quiet private road within an exclusive gated development of just eight homes. Ideal for first-time buyers, downsizers, or investors, it offers privacy, convenience, and no onward chain.

Just 10 minutes from Reading town centre, residents enjoy easy access to the Oracle Shopping Centre, riverside dining, and Reading Mainline Station with direct links to London Paddington and the Elizabeth Line. Local amenities—including Tesco Express, cafes, and the University of Reading—are all within walking distance, with the M4 (Junction 11) nearby.

Recently redecorated, the home features a spacious living room with high ceilings, a Bosch-fitted kitchen with a new hob, a stylish shower room, and a generous double bedroom. Benefits include electric heating, solar panels, a private patio, parking, and a low annual service charge (£368). Council

Tax Band B.





Floor Plan

Approximate Gross Internal Area 441 sq ft - 41 sq m



 PINK PLAN

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

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