



# 31 Audley Street

Reading, RG30 1BP

Offers in excess of £325,000 Freehold



### DESCRIPTION

VP - Presented to the market in the vibrant town of Reading, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a welcoming home.

Upon entering, you are greeted by an inviting open-plan living and dining room, which creates a spacious and airy atmosphere, ideal for both relaxation and entertaining. The refitted kitchen is a standout feature, providing modern appliances and ample storage, making meal preparation a pleasure.

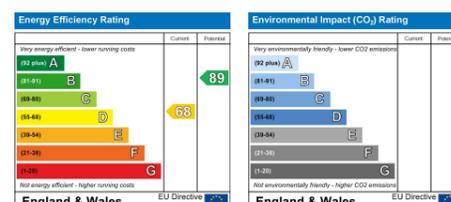
The property boasts a thoughtfully refitted bathroom, ensuring a contemporary feel and functionality.

Location is key, and this home does not disappoint. It is situated close to a variety of amenities, including shops and eateries, ensuring that daily necessities are just a short stroll away. Excellent bus routes are nearby, providing easy access to the wider Reading area, while local parks offer a lovely green space for outdoor activities and leisurely walks. Walking distance to Reading West train station.

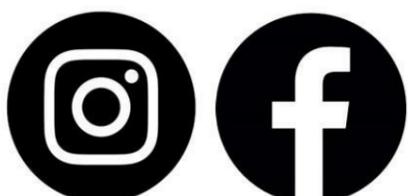
Council tax band - C

### SUMMARY OF ACCOMMODATION

- THREE BEDROOMS
- REFITTED KITCHEN
- 360 VIRTUAL TOUR
- OPEN PLAN LIVING/DINING ROOM
- LEAN TO STORAGE AREA
- REFITTED BATHROOM
- PRIVATE GARDEN



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
843 ft<sup>2</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.