

17 The Terrace, Knowl Hill, Reading, Berkshire.
RG10 9XB.



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£525,000 Freehold

Arins Property Services are pleased to present for sale this extremely well maintained and fully modernised and refurbished non estate 1850s four bedroom end terrace property situated in the sought after village of Knowl hill, which is a village situated on the A4 between Reading and Maidenhead in central Berkshire with easy access to Wokingham. The accommodation comprises hall living room, dining room, kitchen ground floor bathroom, three first floor bedrooms and a master bedroom on the second floor loft conversion. This fabulous home benefits from a superb newly fitted kitchen with appliances including a 5 zone ceramic hob, Belfast sink, fridge/freezer, oven, microwave, washer dryer and dishwasher. Lots of attention to detail such as marble flooring in the kitchen, quartz worktops and splasbacks, and real wood kitchen doors all of which makes this house stand out from the crowd. Other features worth noting are the fabulous views and countryside walks nearby along with the most amazing non overlooked private garden including a selection of fruit trees and stretching to well over 100ft. Local pubs and restaurants nearby can also be reached within walking distance. For buyers with children there are two outstanding primary schools are nearby. For the commuter Twyford and Maidenhead rail stations both a short drive away. We highly recommend an internal viewing to appreciate all of the quality features and attributes. EPC to follow

- Completely refurbished and modernised to a very high standard
- Many luxury features
- Fabulous uninterrupted countryside views to the rear
- Superb modern integrated kitchen
- Rear garden stretches to approximately 150ft
- Fabulous master bedroom with views over open countryside
- Gas central heating and double glazing.
- Off road parking for at least 2 vehicles
- Modern family bathroom
- Four bedroom 1850s end terrace house

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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TOTAL FLOOR AREA: 1206 sq.ft. (112.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

GROUND FLOOR

Hall

Living room

3.43m x 3.40m (11' 3" x 11' 2")

Dining room

4.47m x 3.38m (14' 8" x 11' 1")

Kitchen

3.45m x 2.21m (11' 4" x 7' 3")

Bathroom

FIRST FLOOR

Landing

Bedroom two

4.45m x 2.44m (14' 7" x 8' 0")

Bedroom three

3.48m x 3.35m (11' 5" x 11' 0")

Bedroom Four

3.51m x 2.21m (11' 6" x 7' 3")

SECOND FLOOR

Master bedroom

5.38m x 4.38m (17' 8" x 14' 4")

OUTSIDE

Front garden offering driveway parking

Rear garden

Council Tax Band

D