

207 Whitley Wood Road, Reading, Berkshire. RG2
8LD.



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8LD.

£425,000 Freehold

This attractive bay-fronted semi-detached home is offered to the market with no onward chain. The property has been thoughtfully extended to the rear on the ground floor, creating three spacious reception areas in addition to the kitchen extension. The main living room is bright and spacious, featuring a bay-fronted window and two side windows for extra natural light. On the first floor, the landing leads to a generously sized bay-fronted master bedroom, a second bedroom with fitted storage, a third bedroom, and a family bathroom. The property enjoys a prime location with convenient access to Reading Town Centre, Reading University, Green Park, and junction 11 of the M4 motorway. Additionally, local shops are located just across the road. Further benefits include a large rear garden with a patio and lawn area, as well as an outbuilding needing a bit of refurbishment. The property also features a spacious driveway providing ample parking, along with a wooden side lean-to for additional storage. Please note: photos shown are from before the tenancy in 2021.

- NO ONWARD CHAIN
- Spacious bay-fronted semi-detached home
- Extended ground floor
- Three versatile reception areas plus a kitchen extension
- Bright main living room with bay window and additional side windows
- Generous master bedroom
- Large rear garden
- Outbuilding at the rear, offering potential with some refurbishment
- Generous driveway providing ample off-road parking
- Side lean-to for extra storage space
- Prime location close to Reading Town Centre, Reading University, Green Park, M4 access, and local shops

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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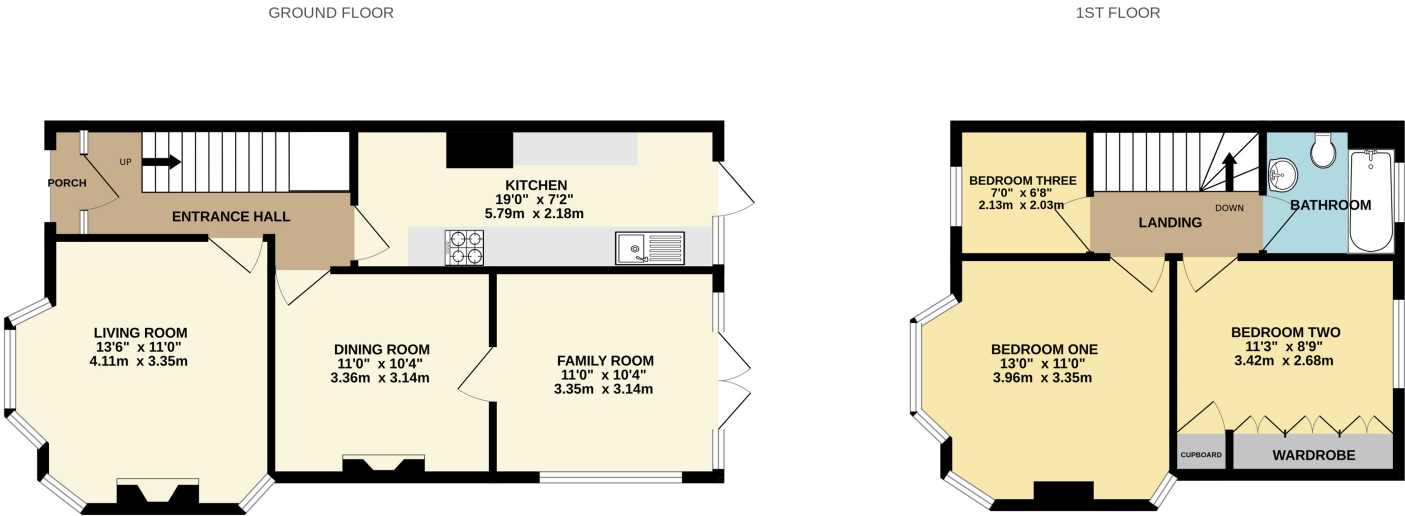


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Property Description

GROUND FLOOR

Hallway

Living Room

13' 6" x 11' 0" (4.11m x 3.35m)

Dining Room

11' 0" x 10' 0" (3.35m x 3.05m)

Family Room

11' 0" x 10' 4" (3.35m x 3.15m)

FIRST FLOOR

Landing

Bedroom One

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom Two

11' 3" x 8' 4" (3.43m x 2.54m)

Bedroom Three

7' 0" x 6' 8" (2.13m x 2.03m)

Bathroom

OUTSIDE

Driveway to front

Rear Garden plus Outside Storage Room to side of House

Council Tax Band

C