

## 40 Blandford Road, Reading, Berkshire. RG2 8RF.

**£425,000 Freehold**

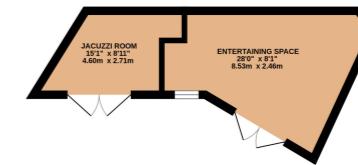
Arins Property Services are very pleased to offer for sale this well maintained and extended three bedroom mid terrace home situated in the popular south Reading location of Whitley Wood which is a suburb approximately two miles south of Reading in central Berkshire. The accommodation comprises porch, hall, open plan living/dining/kitchen with modern integrated kitchen, cloakroom, three good size bedrooms and a fabulous four piece bathroom suite. To the outside is driveway parking, gated side access to rear garden which has an easy to maintain Astro turf lawn area. The fabulous outbuilding which can be used for many purposes such as an outside office, currently incorporates a fabulous jacuzzi room and entertainment room which is great for entertaining. The location is fabulous as Reading town centre is only approximately 2 miles away and can be reached by a regular bus service. For buyers with children both primary and secondary schools are within walking distance. For the commuter the M4 motorway is easily accessed and Reading mainline railway station connects London Paddington in less than thirty minutes. This property is well maintained by the current owners and we feel would suit a growing family. Internal viewing highly recommended.

- Three good size bedrooms
- Fabulous open plan living/dining/kitchen
- Modern integrated kitchen
- Out building can be used as office or entertainment area
- Modern four piece bathroom
- Gas central heating and double glazed
- Driveway parking for up to four vehicles
- Gated side access to rear garden
- Close to all amenities and local shops

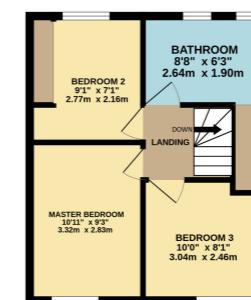




GROUND FLOOR  
559 sq ft. (51.9 sq.m.) approx.



1ST FLOOR  
331 sq ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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. Measurements have been taken at any point or points marked. The plan is for illustrative purposes only and should be used only as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.  
Made with Metrictus 4.0.2020

## Property Description

### GROUND FLOOR

Porch

Hall

Cloakroom

Lounge/dining/kitchen

3.65m x 9.41m (12' 0" x 30' 10")

### FIRST FLOOR

Bedroom One

2.83m x 3.32m (9' 3" x 10' 11")

Bedroom two

2.16m x 2.77m (7' 1" x 9' 1")

### Bedroom three

2.46m x 3.04m (8' 1" x 10' 0")

### Bathroom

1.90m x 2.64m (6' 3" x 8' 8")

### OUTSIDE

#### Front Driveway parking

Gated side passage to rear garden

#### Rear garden

Mainly Astro turf

#### Out building jacuzzi room

2.71m x 4.60m (8' 11" x 15' 1")

### Out building entertainment room

2.46m x 8.53m (8' 1" x 28' 0")

### Council Tax Band

C

