

Heath Road, Bradfield Southend, Reading,
Berkshire.



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Heath Road, Bradfield Southend, Reading,
Berkshire.

£525,000 Freehold

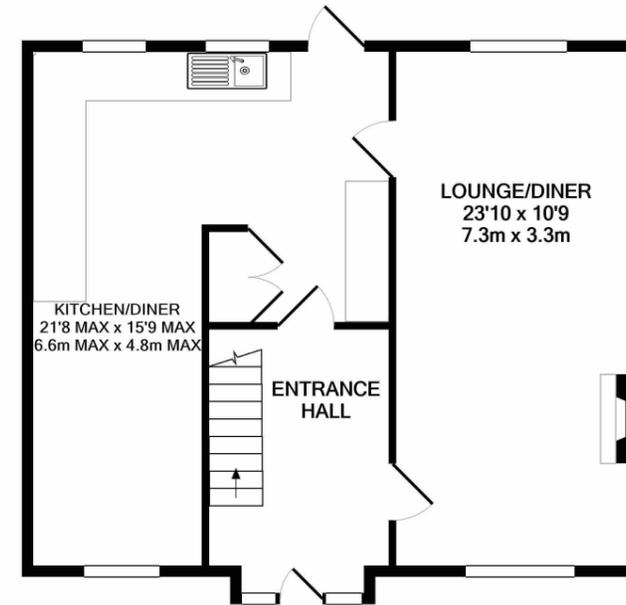
Offered to the market is this very well presented three bedroom semi detached home located in the ever desirable village of Bradfield Southend. The property is within walking distance of a range of local shops and amenities, whilst being within reasonable distance of junction 12 of the M4 motorway, and the A4 directly leading into Newbury. The property comprises of a lounge diner, an extended kitchen diner, and a first floor bathroom. Other features include a large enclosed rear garden with an outbuilding that was previously rented out, driveway parking for multiple cars, gas central heating and double glazed windows.

- Three Double Bedrooms
- Lounge Diner
- Kitchen Diner
- Large Rear Garden
- Outbuilding
- Driveway Parking
- Double Glazed Windows
- Desirable Location

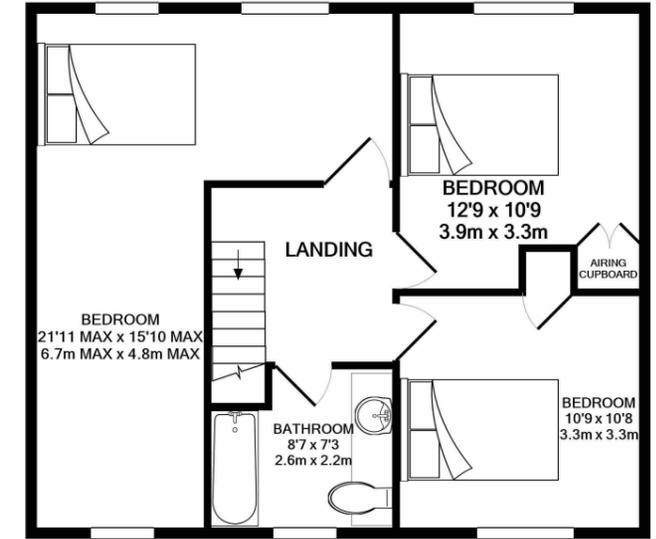
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1204 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Hallway

Access to all ground floor rooms, understairs storage, double radiator, stairs leading to first floor.

Lounge Diner

23' 10" x 10' 9" (7.26m x 3.28m) Front and rear aspect double glazed windows, log burner, television point, two double radiators.

Kitchen Diner

21' 8" MAX x 15' 9" MAX (6.60m x 4.80m) Two rear aspect double glazed windows, one front aspect double glazed window, door into rear garden, range of base and eye level units, partly tiled walls, laminate wood flooring, downlights, single sink with drainer, space for washing machine, dishwasher, oven and fridge freezer, telephone point, understairs storage.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

21' 11" MAX x 15' 10" MAX (6.68m x 4.83m) Front aspect double glazed window, two rear aspect double glazed windows, two double radiators, television point.

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m) Rear aspect double glazed window, double radiator, airing cupboard.

Bedroom Three

10' 9" x 10' 8" (3.28m x 3.25m) Front aspect double glazed window, double radiator, integral storage, television point.

Bathroom

8' 7" x 7' 3" (2.62m x 2.21m) Front aspect double glazed window, vinyl flooring, panel enclosed bath with shower, tiled walls, low level wc with hidden cistern, wash basin with vanity unit, double radiator.

Outside

Driveway

Large stoney driveway providing parking for multiple cars.

Rear Garden

Large enclosed rear garden, patio area with steps down to a further patio area, with large lawn beyond that. Separate outbuilding that was previously rented out as a self contained room, and a good sized shed aswell.

Council Tax Band