

7 Grazeley Road, Three Mile Cross, Reading,  
Berkshire. RG7 1BL.



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£630,000 Freehold

A beautifully presented and extended four-bedroom link-detached family home, ideally located in the sought-after village of Three Mile Cross. This exceptional property has been extremely well maintained and thoughtfully improved, featuring a stunning full-width rear extension with a stylish open-plan kitchen, generous dining area, and relaxed TV/snug space. Skylights and full-width bi-folding doors flood the space with natural light and lead out to the garden. There is also a refitted utility room with direct access to the integral garage, a separate lounge, and a downstairs WC off the welcoming entrance hall. Upstairs offers four well-proportioned bedrooms. The master features an en suite shower room and fitted wardrobes, with additional wardrobes in the second bedroom and built-in cupboards in the remaining two. High-quality touches include solid wood internal doors throughout and a modern staircase with glass balustrades. The large and private rear garden includes a spacious patio, lawn, plant borders, and side access. The generous driveway provides ample parking and access to the garage, as well as an EV charger. The property is ideally placed within walking distance of The Swan Pub, post office, BP garage with Budgens, and bus stop to Reading town centre. The area offers access to scenic countryside walks, children's playgrounds, and Places Leisure gym. Excellent road links to M4, A33, Reading and Wokingham make this a perfect setting for commuters seeking a quieter lifestyle. A turn-key family home—ready to move straight into.

- Four bedrooms
- Extended ground floor
- Link-detached family home
- Stunning kitchen/dining/family room with bi-fold doors
- Large rear garden with patio and lawned area
- Extremely well presented
- Ample driveway parking and a garage
- Shower room & basin to master bedroom
- Modern family bathroom
- Refitted utility room
- Downstairs WC
- Walking distance to shops & local pub
- Great access to M4 & A33

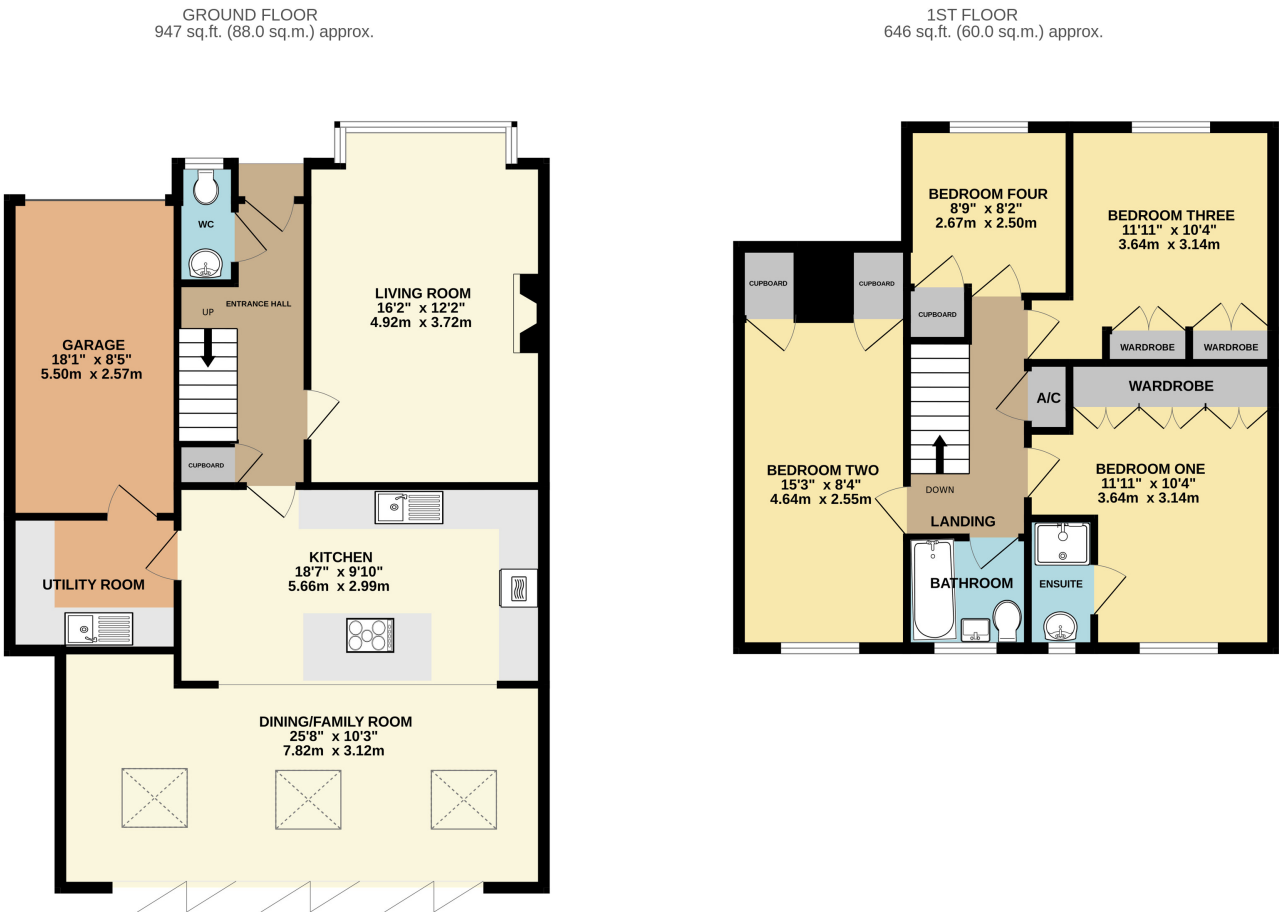
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas





TOTAL FLOOR AREA : 1594 sq.ft. (148.0 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

Entrance Hall

WC

Living Room

4.92m x 3.72m (16' 2" x 12' 2")

Kitchen

5.66m x 2.99m (18' 7" x 9' 10")

Dining/Family Room

7.82m x 3.12m (25' 8" x 10' 3")

Utility Room

First Floor

Landing

Bedroom One

3.64m x 3.14m (11' 11" x 10' 4")

Ensuite

Bedroom Two

4.64m x 2.55m (15' 3" x 8' 4")

Bedroom Three

3.64m x 3.14m (11' 11" x 10' 4")

Bedroom Four

2.67m x 2.50m (8' 9" x 8' 2")

Bathroom

Outside

Front Garden

Rear Garden

Garage

5.50m x 2.57m (18' 1" x 8' 5")

Council Tax Band

F

