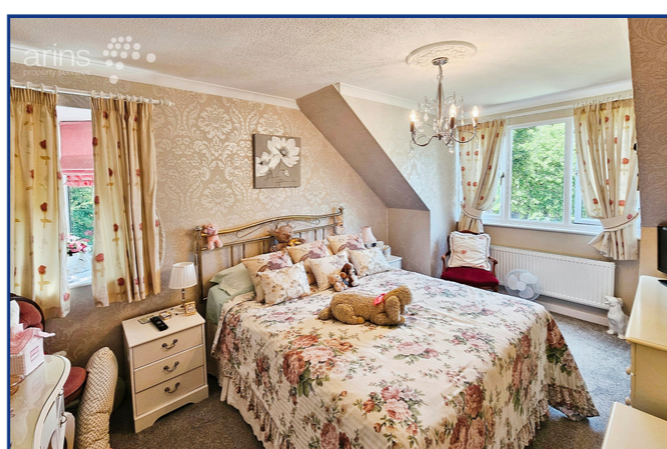
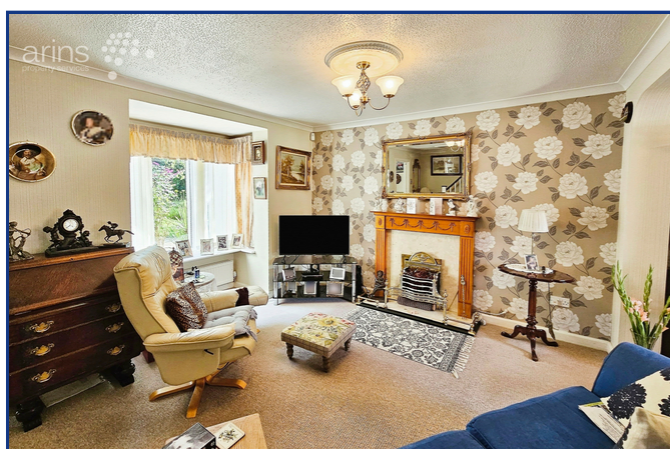
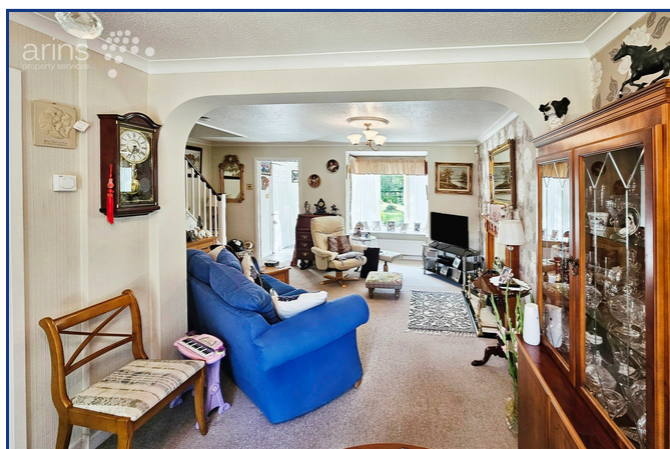


27 Stanbury Gate, Spencers Wood, Reading,  
Berkshire. RG7 1SR.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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Berkshire. RG7 1SR.

£430,000 Freehold

Arens Property Services are pleased to present for sale this delightful three bedroom end terrace property situated in the sought after area of Spencers Wood which is a suburb approximately 7 miles south of Reading town centre in central Berkshire. The ground floor accommodation comprises hall, cloakroom, lounge, dining room and kitchen. The first floor accommodation comprises landing, three good size bedrooms and a family bathroom. To the outside is a private front and rear garden with gated rear access, which offers easy access to the garage at the rear. One of the great features of this home within this exclusive development is the picturesque communal gardens which offer a tranquil area to sit, relax and to watch the local wildlife around the small pond area. The location is ideal as it offers easy access to Reading and there is a regular bus service which takes approximately forty five minutes to the town centre. For the commuter junction 11 on the M4 is only a five minute drive away. Reading mainline railway station connects London Paddington on the Elizabeth line which takes approximately a half an hour. There is a few local shops nearby supplying every day shopping needs and a little further afield is an Aldi, Morrisons and a large ASDA superstore complex in Lower Earley. We feel this property would suit a family looking for a quiet residential location with all amenities close to hand. Please note there is service charge for the upkeep of all communal areas. Estate service charge £130/mth. We highly recommend an internal viewing. EPC to follow.

- Select private development of apartments and town houses
- Three bedroom end terrace
- Picturesque communal gardens with a small pond
- Highly sought after private development
- Quiet tranquil setting
- Double glazed and gas central heating
- Private rear garden
- Garage and Allocated Parking
- Modern kitchen & bathroom
- Good commuter links to Reading

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.



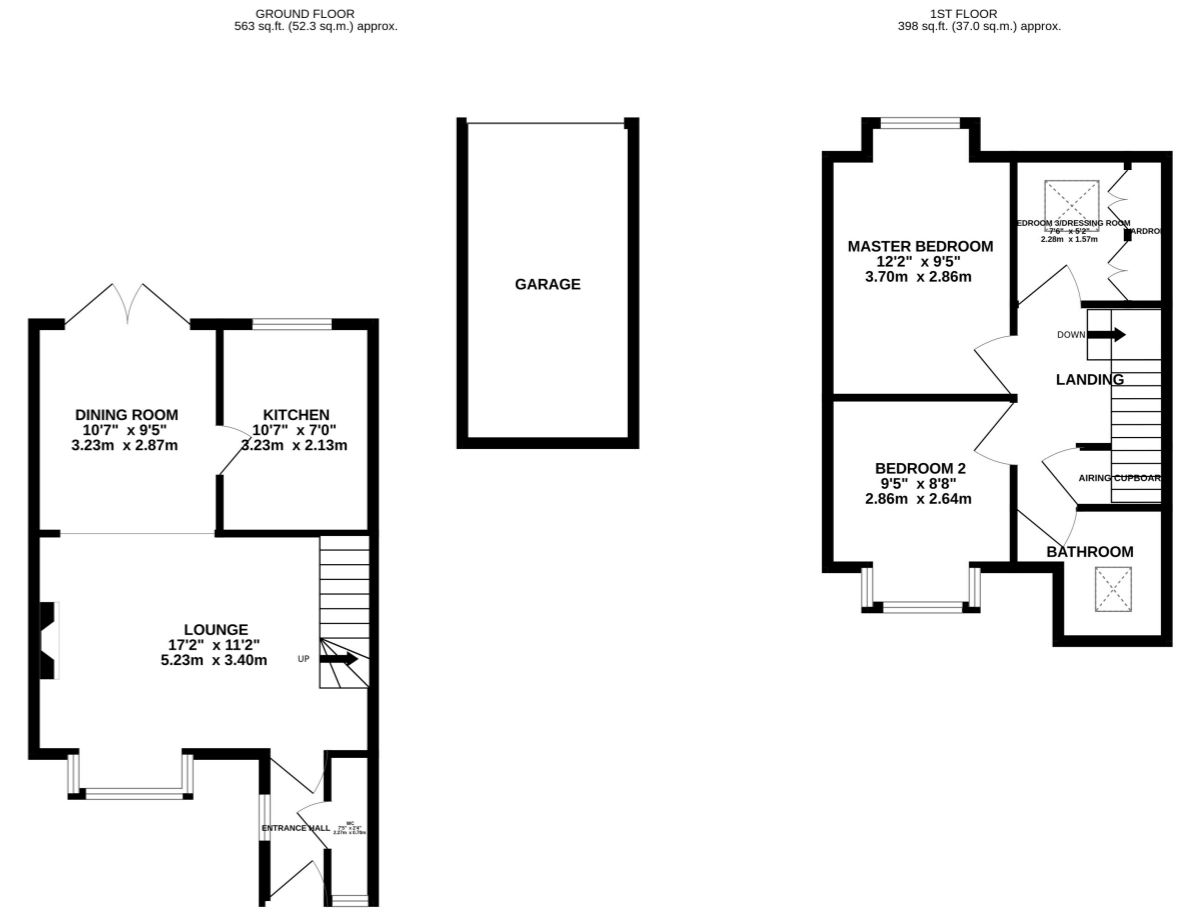
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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TOTAL FLOOR AREA: 961 sq.ft. (89.3 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**
- Cloakroom**
- Lounge**  
3.40m x 5.23m (11' 2" x 17' 2")
- Dining room**  
2.87m x 3.23m (9' 5" x 10' 7")
- Kitchen**  
2.13m x 3.23m (7' 0" x 10' 7")

**FIRST FLOOR**

- Landing**

- Bedroom one**  
2.86m x 3.70m (9' 5" x 12' 2")
- Bedroom two**  
2.64m x 2.86m (8' 8" x 9' 5")
- Bedroom three/dressing room**  
1.57m x 2.28m (5' 2" x 7' 6")
- Bathroom**

**OUTSIDE**

- Front garden**
- Rear garden**
- Communal gardens**

**Garage**

**Council Tax Band**

D