

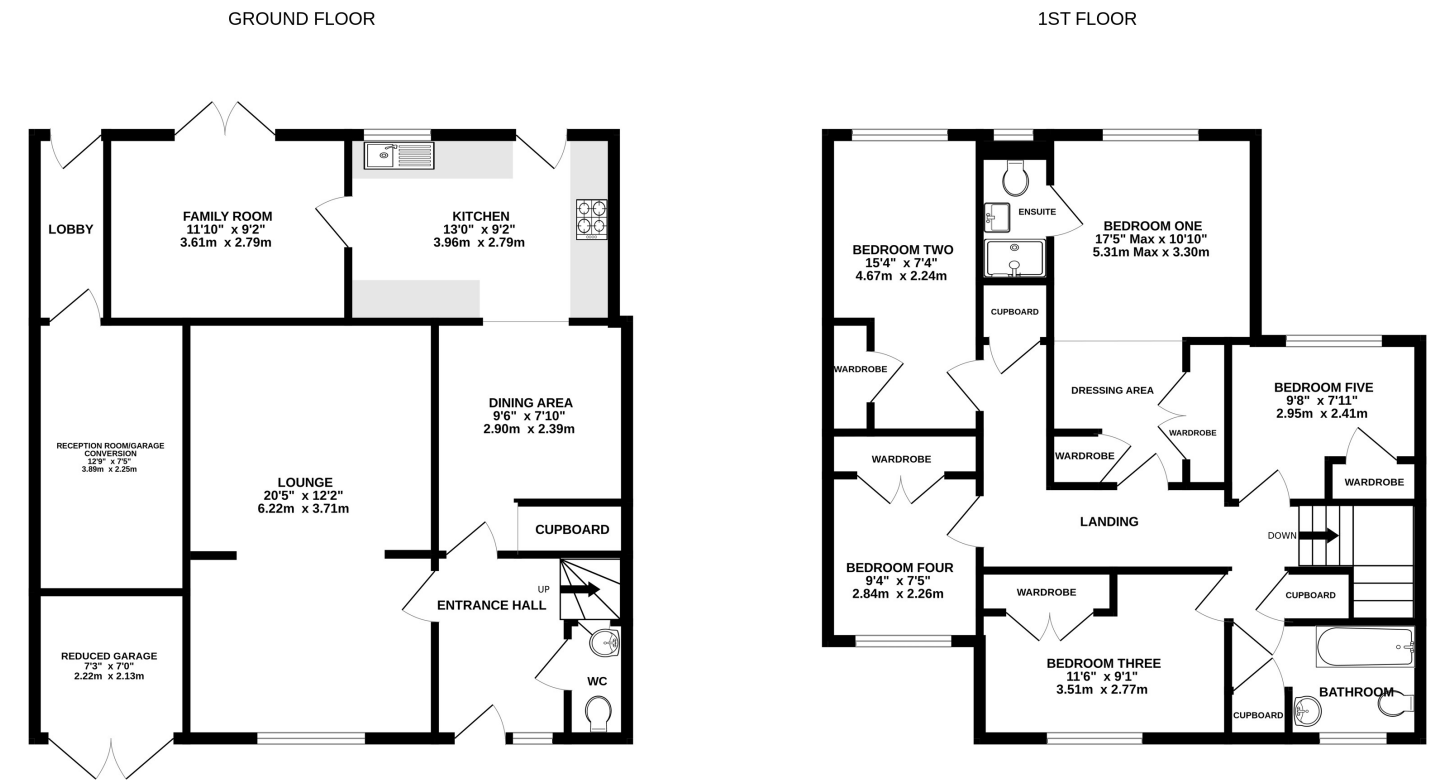
Linden Road, Reading, Berkshire. RG2 7EH.

£500,000 Freehold

Situated in a popular location within convenient access to Reading Town Centre, Reading University, Green Park and junction 11 of the M4 motorway, is this spacious well-presented semi-detached home. The property would make an ideal purchase for a large family and also offers a fantastic potential rental income for an investment buyer. The property has been extended to provide versatile accommodation and has recently undergone refurbishments throughout the home. Ground floor accommodation comprises an entrance hall, WC, 20ft living room, dining area, kitchen, family room and a further reception room. To the first floor there is a landing, family bathroom, five good sized bedrooms, all of which have fitted wardrobes, and an ensuite shower room to the master. Further benefits include double glazed windows, gas central heating, ample driveway parking, and a large private rear garden with dog kennels/outbuilding. There is no onward chain complications.

- NO ONWARD CHAIN
- Five Spacious Bedrooms
- Kitchen/Dining Room
- Three Further Reception Rooms
- Downstairs Cloakroom
- Ensuite To Master Bedroom
- Large Rear Garden
- Dog Kennels/Outbuilding
- Extremely Well Presented
- Close To University & Transport Links
- Reduced Garage Storage
- Ample Driveway Parking





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**

**Lounge**

20' 5" x 12' 2" (6.22m x 3.71m)

**Dining Area**

9' 6" x 7' 10" (2.90m x 2.39m)

**Kitchen**

13' 0" x 9' 2" (3.96m x 2.79m)

**Family Room**

11' 10" x 9' 2" (3.61m x 2.79m)

**Reception Room/Garage Conversion**

3.89m x 2.25m (12' 9" x 7' 5")

**First Floor**

**Landing**

**Bedroom One**

17' 5" x 10' 10" (5.31m x 3.30m)

**Ensuite**

**Bedroom Two**

15' 4" x 7' 4" (4.67m x 2.24m)

**Bedroom Three**

11' 6" x 9' 1" (3.51m x 2.77m)

**Bedroom Four**

9' 4" x 7' 5" (2.84m x 2.26m)

**Bedroom Five**

9' 8" x 7' 11" (2.95m x 2.41m)

**Bathroom**

**Outside**

**Reduced Garage**

2.26m x 2.13m (7' 5" x 7' 0")

**Ample Driveway**

**Rear Garden**

**Dog Kennels/Outbuilding**

**Council Tax Band**

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