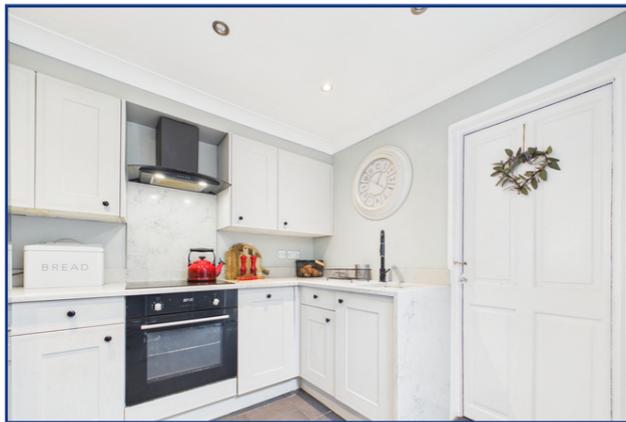
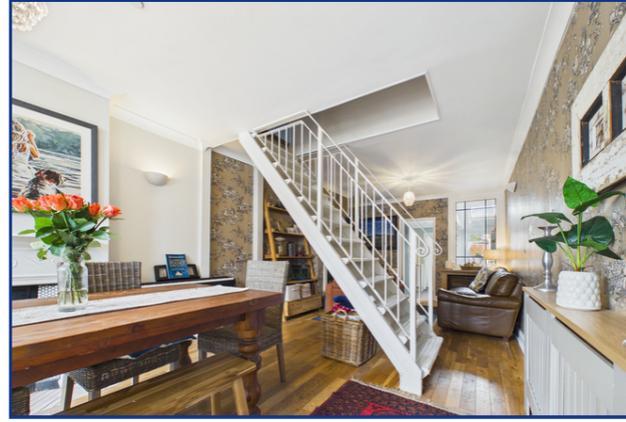


Thames Avenue, Pangbourne, Reading, Berkshire.
RG8.



4 Overdown Road
Berkshire
Reading RG31 6PR
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www.arins.co.uk



Thames Avenue, Pangbourne, Reading, Berkshire
. RG8.

£475,000 Freehold

A charming three-bedroom period mid-terrace home, beautifully presented and ideally located just a short walk from Pangbourne railway station, making it perfect for commuters. The property offers a spacious double reception room, fitted kitchen, separate utility room and guest WC. Upstairs are two bedrooms and a four-piece family bathroom, with a further staircase leading to a third bedroom with eaves storage. Outside, the low-maintenance west-facing garden features an AstroTurf lawn and raised entertaining area. Ideally positioned close to the centre of Pangbourne, with riverside walks along the nearby River Thames.

- Period Terrace
- Three Bedrooms
- Walk To Station
- Village Location
- Double Reception
- Fitted Kitchen
- Utility Room
- West Facing Garden
- Close To Thames
- On Street Parking

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



Approximate total area⁽¹⁾
928 ft²
Reduced headroom
32 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Property Description

GROUND FLOOR

Entry

4' 2" x 2' 9" (1.27m x 0.84m)

Dining / Living Room

25' 2" x 11' 7" (7.67m x 3.53m)

Kitchen

8' 9" x 11' 7" (2.67m x 3.53m)

WC

2' 7" x 2' 8" (0.79m x 0.81m)

Laundry Room

7' 4" x 3' 10" (2.24m x 1.17m)

Rear Garden

First Floor

Landing

2' 7" x 2' 6" (0.79m x 0.76m)

Hallway

11' 0" x 3' 5" (3.35m x 1.04m)

Master Bedroom

10' 10" x 11' 10" (3.30m x 3.61m)

Bedroom Two

8' 1" x 8' 1" (2.46m x 2.46m)

Bathroom

12' 0" x 7' 7" (3.66m x 2.31m)

Second Floor

Bathroom Three / Office

15' 7" x 11' 7" (4.75m x 3.53m)

Council Tax Band

D

