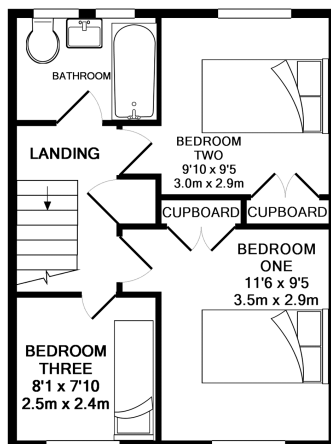


GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 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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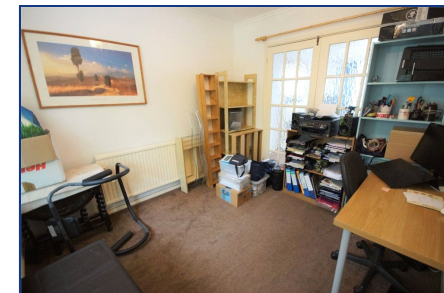


19 Hollydale Close
READING, RG2 8LL

£350,000 Freehold

Situated in a pleasant cul de sac and offered to the market with no onward complications is this spacious three bedroom semi detached family home, which is within walking distance to local shops and amenities. Further accommodation includes lounge, extended kitchen, and a first floor bathroom. Other features include gas central heating, garage with driveway parking and an enclosed rear garden.

- No Onward Chain
- Three Bedrooms
- Semi Detached
- Extended Kitchen
- Two Reception Rooms
- Private Enclosed Garden
- Garage



Property Description

Ground Floor

Entrance Hall

Tiled flooring, front aspect double glazed window.

Hallway

Laminate flooring, radiator, under stairs storage cupboard.

Lounge

13' 8" x 11' (4.17m x 3.35m) Laminate flooring, double doors into dining room, radiator, front aspect double glazed window.

Dining Room

11' 10" x 9' 4" (3.61m x 2.84m) Radiator, rear aspect bay window.

Kitchen

12' 10" x 9' 8" (3.91m x 2.95m) Tiled flooring, a range of eye and base level units, sink unit, gas hob with extractor fan, dishwasher, plumbing for appliance, wall mounted boiler, double doors into garden.

First Floor

Landing

Laminate flooring, airing cupboard, loft access.

Bedroom One

11' 6" x 9' 5" (3.51m x 2.87m) Built in wardrobe, radiator, front aspect double glazed window.

Bedroom Two

9' 1" x 9' 5" (2.77m x 2.87m) Built in wardrobe,

radiator, rear aspect double glazed window.

Bedroom Three

8' 1" x 7' 10" (2.46m x 2.39m) Radiator, front aspect double glazed window.

Bathroom

Panel enclosed bath, wash hand basin, low level WC, radiator, rear aspect double glazed window.

Outside

Front

Lawned area, driveway parking leading to garage.

Rear Garden

Patio and gravel area, a range of trees and shrubs, access into garage, enclosed by fencing.

Garage

Up and over door, lighting and power, door into garden.

Council Tax Band

TBC