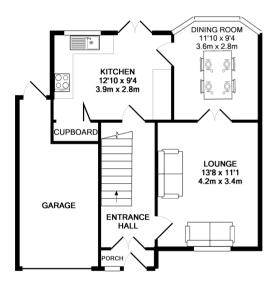
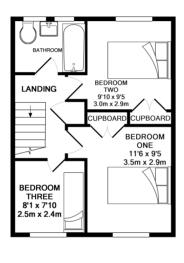
19 Hollydale Close READING, RG2 8LL







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

GROUND FLOOR APPROX. FLOOR AREA 625 SQ.FT. (58.1 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 tlems 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 Made with Metropix (2017)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of ar 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



3 Maiden Lane Centre Lower Earley Reading RG6 3HD Tel: 01189 268260 www.arins.co.uk





19 Hollydale Close READING, RG2 8LL

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.

£350,000 Freehold

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

19 Hollydale Close READING, RG2 8LL





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" \times 9' 8" (3.91m \times 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" \times 9' 5" (3.51m \times 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,

Have you visited our website for our latest property listings? www.arins.co.uk









radiator, rear aspect double glazed window.

Bedroom Three

8' 1" \times 7' 10" (2.46m \times 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