

2 Brent Gardens, Reading, Berkshire. RG2 7SS.

Guide Price £325,000

Freehold

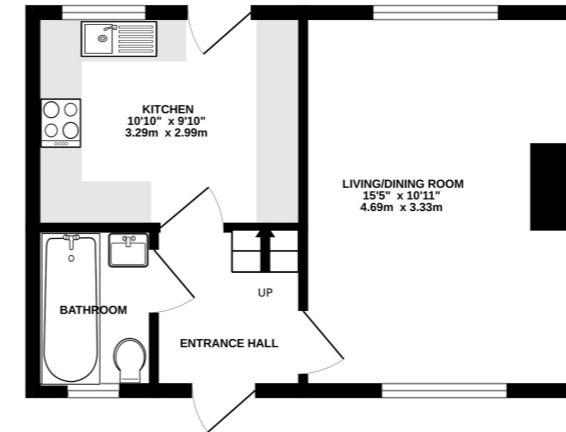
This beautifully presented semi-detached home is situated in the heart of South Reading, offering excellent access to local amenities. It is conveniently located near the M4 (Junction 11), Green Park Station, and South Reading Leisure Centre, with easy access to Reading town centre and its mainline station. The property is also within walking distance of Long Barn Lane Recreation Ground, which features a playing field and children's park.

The accommodation includes an entrance hall, a spacious living/dining room, a modern refitted kitchen, and a contemporary bathroom. Upstairs, you'll find two generously sized double bedrooms. Outside, the property boasts a large, privately enclosed garden with a decked area, lawn, and side access. At the front, a gravelled driveway offers ample off-road parking. Additional features include UPVC double glazing, gas central heating with a newly installed combi boiler, ensuring efficient and reliable warmth throughout the home.

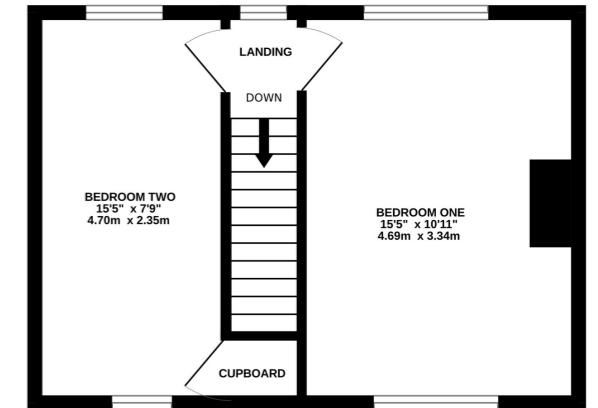
- Semi-detached home
- Two double bedrooms
- Living/dining room
- Very well presented throughout
- Refitted kitchen
- Cul-de-sac location
- Ample driveway parking
- Good sized rear garden with decking and lawned area



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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

Entrance Hall

Bathroom

Living/Dining Room

4.69m x 3.33m (15' 5" x 10' 11")

Kitchen

3.29m x 2.99m (10' 10" x 9' 10")

First Floor

Landing

Bedroom One

4.69m x 3.34m (15' 5" x 10' 11")

Bedroom Two

4.70m x 2.35m (15' 5" x 7' 9")

Outside

Front Garden & Driveway

Rear Garden

Council Tax Band

C