

**Simonds Grove, Spencers Wood, Reading,
Berkshire. RG7 1BH.**

OIEO £450,000 Freehold

Nestled at the end of a quiet cul-de-sac, this meticulously maintained three-bedroom semi-detached home, constructed by Bewley just five years ago, offers a peaceful position in the sought-after village of Spencers Wood. Residents benefit from easy access to local amenities, schools, shops, and pubs, with excellent transport links such as the M4 & A33 nearby. Convenient commuting to Reading and Wokingham town centers and railway stations is facilitated by a regular bus route into Reading centre. Spencers Wood boasts charming local amenities, including a renowned bakery and a vibrant village hall hosting a monthly farmers market. Nature enthusiasts will appreciate nearby green spaces like Langley Mead Nature Reserve and a children's playpark just a stone's throw away. The ground floor features an inviting entrance hall, a modern kitchen/dining area with fitted appliances, a cloakroom, and a living room with French doors leading to the garden. Upstairs, you'll find a master bedroom with an ensuite shower room and fitted wardrobes, along with two additional bedrooms and a modern family bathroom. Outside, allocated parking for two cars directly in front of the property, side access with a shed, and a south-facing rear garden with a patio and lawn offer outdoor enjoyment, as well as another shed for storage. Additional benefits include gas central heating with underfloor heating on the ground floor and air conditioning in the master bedroom and living room. Internal viewing is highly recommended.

- Quiet cul de sac location
- Modern fitted kitchen with integrated white goods
- Cloakroom
- Two allocated parking spaces
- Master bedroom with en-suite and two further bedrooms
- Close to all local amenities
- Excellent decorative condition
- Modern family bathroom
- Gas central heating, double glazed, water softener and air conditioning
- South facing rear garden
- Underfloor heating downstairs

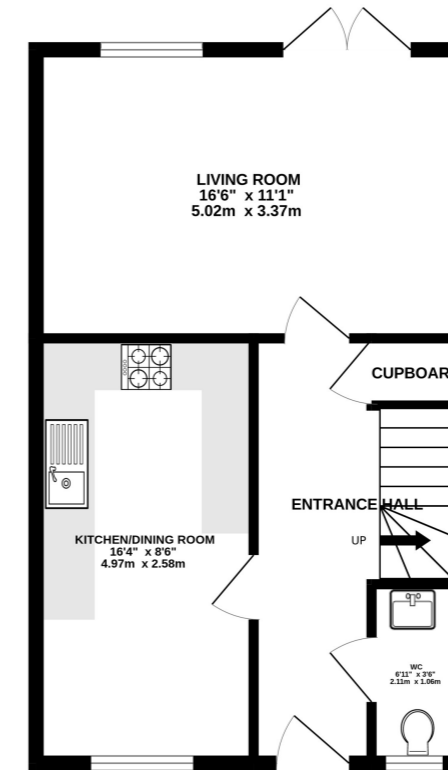
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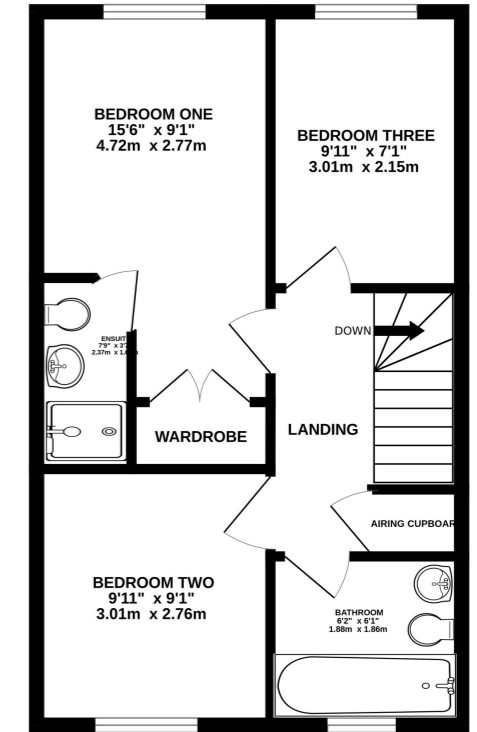
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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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

WC

1.06m x 2.11m (3' 6" x 6' 11")

Kitchen/Dining Room

2.58m x 4.97m (8' 6" x 16' 4")

Living Room

5.02m x 2.58m (16' 6" x 8' 6")

First floor

Landing

Bedroom One

2.77m x 4.72m (9' 1" x 15' 6")

Ensuite

1.02m x 2.37m (3' 4" x 7' 9")

Bedroom Two

2.76m x 3.01m (9' 1" x 9' 11")

Bedroom Three

2.15m x 3.01m (7' 1" x 9' 11")

Bathroom

1.88m x 1.86m (6' 2" x 6' 1")

Outside

Allocated Parking

Rear Garden

Council Tax Band

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