

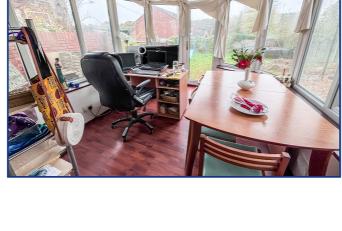
4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















£475,000 Freehold

Arins Property Services - Offered to the market is this extended four / five bedroom detached family home. The property is close to a bus route leading to Reading town centre, has reasonable access to a local primary school plus various local shops and amenities. Further accommodations includes a lounge diner, a sitting room, a family room, a sun room, kitchen, downstairs wc, and two first floor bathrooms. Other features include double glazed windows throughout, gas central heating, driveway parking, a garage, and a good sized enclosed rear garden.

- Four / Five Bedrooms
- Two Bathrooms
- · Garage & Driveway Parking
- Downstairs W/C
- Enclosed Rear Garden
- Potential to Extend (STPP)
- Close to Public Transport Links
- Sun Room







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GROUND FLOOR 903 sq.ft. (83.9 sq.m.) approx.

KITCHEN
14'4" x 9'8"
4.36m x 2.94m

SUN ROOM
10'9" x 9'0"
3.27m x 2.73m

LOUNGE/DINER
24'2" x 16'0"
7.37m x 4.88m



1ST FLOOR 587 sq.ft. (54.5 sq.m.) approx.

WEALDEN WAY

TOTAL FLOOR AREA: 1490 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen 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 conspective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given. Made with Metropic 20204

Property Description

Ground Floor

Entrance Hall

Lounge Diner

24' 2" x 16' 0" (7.37m x 4.88m) Front aspect double glazed bay fronted window, laminate wood flooring, French doors leading into rear garden, three double radiators, television point.

Sitting Room

10' 3" x 7' 7" (3.12m x 2.31m) Double radiator, laminate wood flooring, understairs storage.

Kitchen Breakfast Room

14' 4" \times 9' 8" (4.37m \times 2.95m) Range of base and eye level units, electric hob with extractor, one and a half sink with drainer, built in oven, space for white goods, rear aspect double glazed window, door into garden.