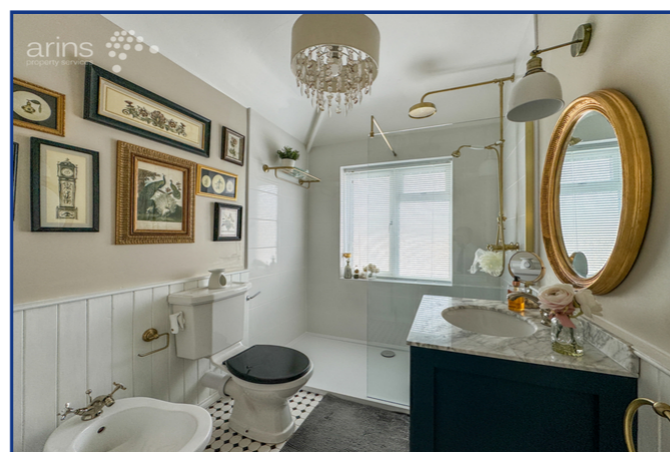
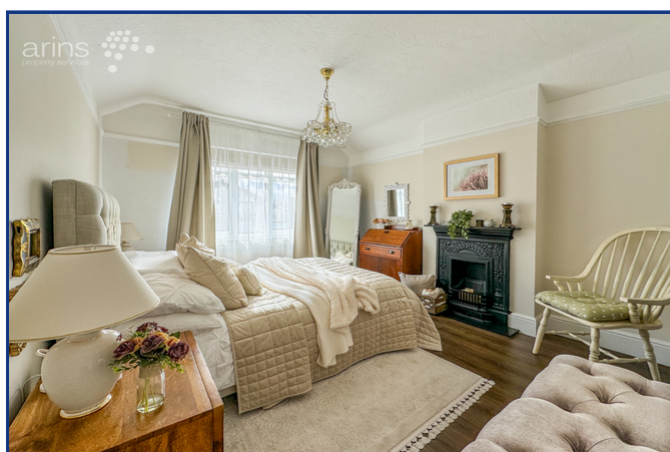




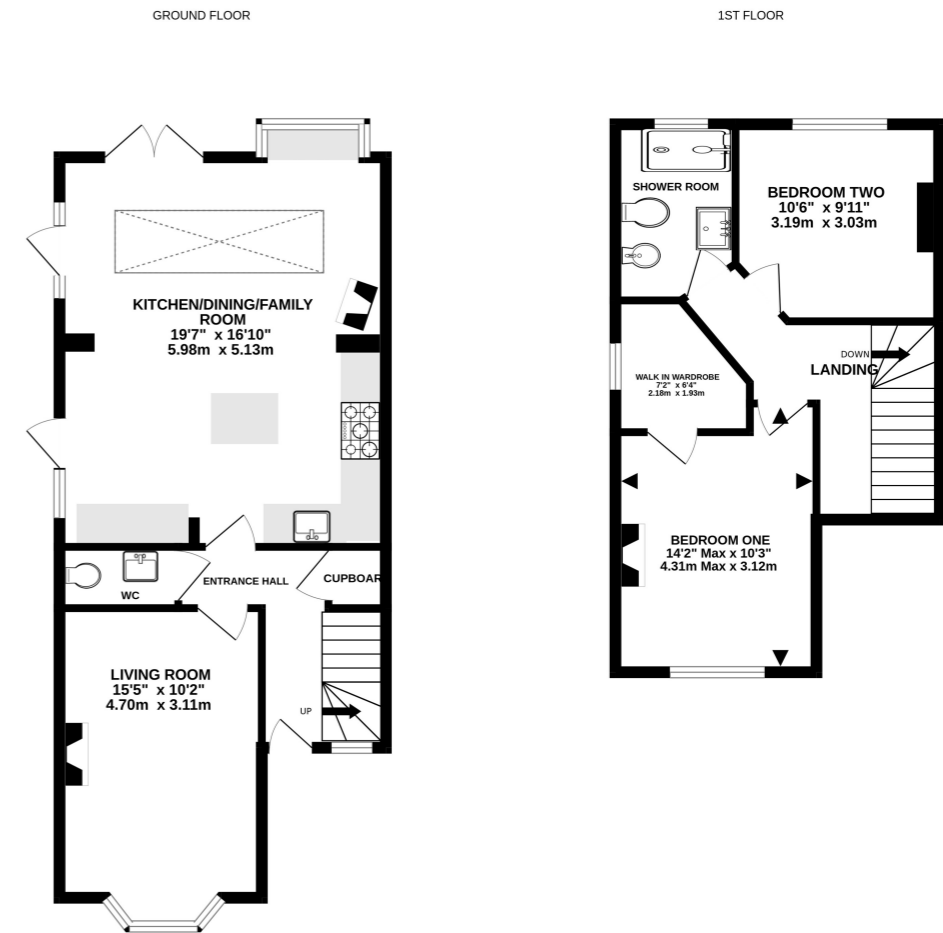
16 Ennerdale Road, Reading, Berkshire. RG2 7HH

£450,000 Freehold



Situated within walking distance of Reading University and located in a popular residential area, is this delightful semi detached home which has been refurbished and extended to a very high standard throughout by the current owner. The accommodation has been reconfigured from an original three bedroom floor plan to two double bedrooms with a walk in wardrobe to the master, offering potential to easily revert to three bedrooms, making it a versatile choice for families or professionals seeking ample living space. The impressive ground floor features an inviting entrance hall, a bay-fronted living room adorned with a feature fireplace and a well-designed fitted study area, a downstairs toilet, and a stunning kitchen/dining/family room. This extended space boasts a large roof lantern, a captivating 'Oriel' window with seating overlooking the garden, and a cozy log burner. Upstairs, a beautifully refitted shower room awaits, complete with a large walk-in shower. Further benefits include gas central radiator heating, ample driveway parking, and pleasant landscaped garden with decking area and a shed. Conveniently situated near bus stops and some of the area's finest schools including Crosfields, Leighton Park, The Abbey, Reading, and Kendrick grammar schools, the property offers easy access to Reading town centre and Reading Station with direct links to London. Junction 11 of the M4 and a plethora of local shops and amenities are just a short drive away. With a closed chain above, seize this opportunity to secure your dream home.

- Bay-fronted Semi-Detached Home
- Two Double Bedrooms
- Walk In Wardrobe
- Potential To Change Back To Three Bedrooms
- Driveway Parking
- Extended Ground Floor
- Stunning Kitchen/Dining Room
- Character Features
- Tastefully Presented
- Pleasant Landscaped Garden
- Potential Closed Chain Above



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.
Made with Measure 2020

Property Description

Ground Floor

Entrance Hall

Downstairs WC

Living Room

4.70m x 3.11m (15' 5" x 10' 2")

Kitchen/Dining/Family Room

5.98m x 5.19m (19' 7" x 17' 0")

First Floor

Landing

Bedroom One

4.31m x 3.12m (14' 2" x 10' 3")

Walk In Wardrobe (Original Bathroom)

2.18m x 1.93m (7' 2" x 6' 4")

Bedroom Two

3.19m x 3.03m (10' 6" x 9' 11")

Shower Room (Original Bedroom Three)

3.19m x 3.03m (10' 6" x 9' 11")

Outside

Rear Garden

Front Garden

Ample Driveway

Council Tax Band

C