

1 Beatty Rise, Spencers Wood, Reading, Berkshire.
RG7 1FQ.



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Berkshire. RG7 1FQ.

£425,000 Freehold



This extremely well presented and spacious property is situated in the popular village of Spencers Wood and overlooks a green. The accommodation comprises, three double bedrooms with an en-suite to the master bedroom, a cloakroom, lounge, study/bedroom four, a 15ft kitchen/dining room, a family bathroom, enclosed rear garden and garage and off road parking. The property is also situated within convenient access to the M4 and A33, Reading town centre, Mere oak Park and Ride, and local shops & amenities.

- Three Double Bedrooms
- End Of Terrace
- Very Well Presented Throughout
- Study/Bedroom Four
- Ensuite Shower Room
- 15ft Kitchen/Dining Room
- Private Enclosed Garden
- Garage & Parking

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

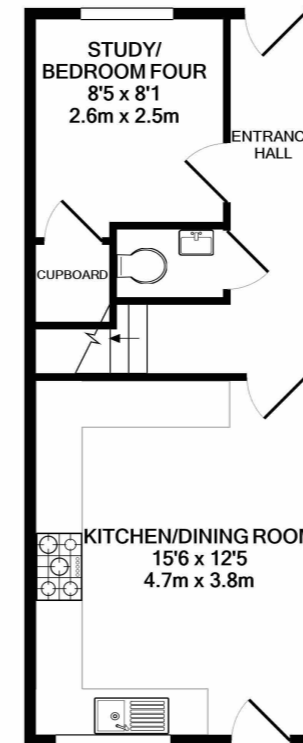


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

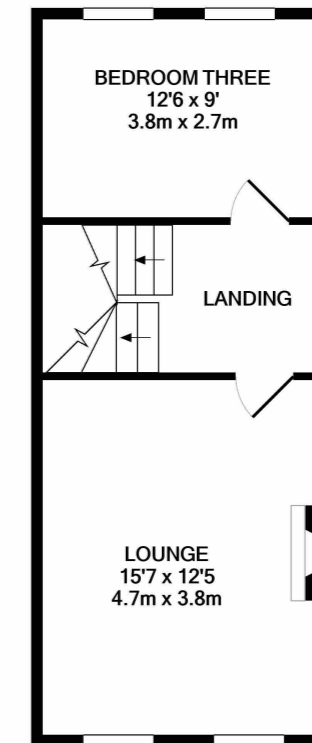
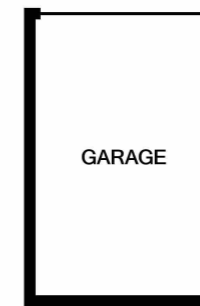
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GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 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 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

Cloakroom

Study/Bedroom Four

8' 5" x 8' 1" (2.57m x 2.46m)

Kitchen/Dining Room

15' 6" x 12' 5" (4.72m x 3.78m)

First Floor

Landing

Lounge

15' 7" x 12' 5" (4.75m x 3.78m)

Bedroom Three

12' 6" x 9' 0" (3.81m x 2.74m)

Second Floor

Bedroom One

12' 6" x 12' 6" (3.81m x 3.81m)

Ensuite

Bedroom Two

12' 5" x 9' 0" (3.78m x 2.74m)

Family Bathroom

Outside

Front

Rear Garden

Garage

Council Tax Band

E