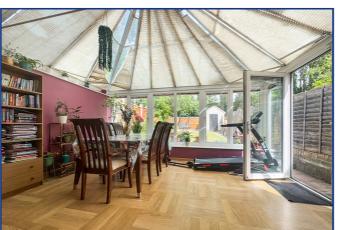
## Greencroft Gardens, Reading, Berkshire. RG30.



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















Greencroft Gardens, Reading, Berkshire. RG30.

Arins Property Services are delighted to present this well-presented three-bedroom semi-detached property offers excellent living space and great potential, ideal for families or those looking for a home in a convenient location. On the ground floor, a generous entrance hall welcomes you into the home, leading into a bright and spacious lounge. The lounge flows into the kitchen and also provides access to a lovely conservatory extension, which is filled with natural light and enjoys views over the private rear garden. Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and access to a useful loft room-perfect for storage or potential further use (subject to relevant permissions). The garden is a standout feature: very private, with a versatile outbuilding for storage or workshop use, and double rear gates that allow for off-street driveway parking if desired. Located in a sought-after area, the home benefits from excellent transport links, making commuting and access to local amenities easy and convenient.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





## £400,000 Freehold

- Three Bedrooms
- · Semi-Detached
- Side Access into Rear Garden
- Parking
- Loft Room
- Two Reception Rooms

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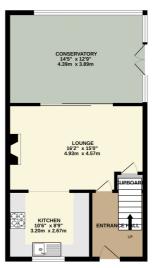








OUTBUILDING 67 sq.tt. (6.2 sq.tt.) appro



GROUND FLOOR



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 sq.m.) approx. s been made to ensure the accuracy of the floo

#### **Property Description**

#### **Ground Floor**

**Entrance Hall** 5' 9" x 10' 5" (1.75m x 3.17m)

Lounge 15' 0" x 16' 2" (4.57m x 4.93m)

Kitchen 8' 9" x 10' 6" (2.67m x 3.20m)

Conservatory 14' 5" x 12' 9" (4.39m x 3.89m)

#### First Floor

**Bedroom One** 8' 11" x 12' 3" (2.72m x 3.73m)

Bedroom Two 8' 4" x 11' 1" (2.54m x 3.38m)

**Bedroom Three** 5' 8" x 10' 7" (1.73m x 3.23m)

Bathroom 6' 3" x 5' 10" (1.91m x 1.78m)

### Second Floor

Loft Room 12' 2" x 15' 2" (3.71m x 4.62m)

**Outside Space** 

Outbuilding 6' 2" x 10' 10" (1.88m x 3.30m)

with rear double gates to allow for driveway parking

**Council Tax Band** 

D

Garden

1ST FLOOR 389 sg.ft. (36.2 sg.m.) appr

2ND FLOOR 369 sq.ft. (36.2 sq.m.) approx

