# 19 Byworth Close, Reading, Berkshire, . RG2 8SH.



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19 Byworth Close, Reading, Berkshire, . RG2 8SH

Introducing this beautifully presented family home, situated in a quiet cul-de-sac south of Reading Town Centre. The property offers excellent access to M4 Junction 11, Green Park, and convenient bus services to Reading Town Centre and Station. Ground floor accommodation includes a porch, hallway, and a living room that opens into a spacious kitchen/dining room with sliding doors leading to the southerly-facing garden, as well as a large understairs storage cupboard. Upstairs, there are three generously-sized bedrooms all of which fit double beds, and a family bathroom. Additional features include UPVC double glazing and gas central heating and a brick built garden storage room. There is also a garage in a nearby block.

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 ely 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.





## Freehold

- Quiet cul-de-sac location south of Reading Town Centre
- Excellent access to M4 Junction 11 and Green Park
- Great bus services to Reading Town Centre and Station
- Living room opens into a spacious kitchen/dining room
- Three good sized bedrooms
- First floor family bathroom
- Pleasant South facing garden
- Extremely well presented throughout
- Garage in nearby block

# **19** Byworth Close, Reading, Berkshire, . RG2 8SH.

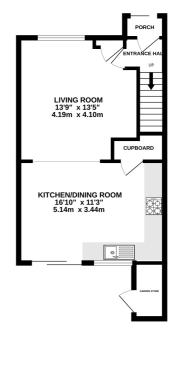
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GROUND FLOOR 535 sq.ft. (49.7 sq.m.) approx.







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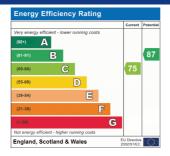
### **Property Description**

#### **Ground Floor**

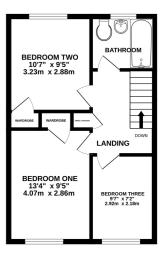
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Porch	3.23
Entrance Hall	Bed
Living Room	2.92 Bat
4.19m x 4.10m (13' 9" x 13' 5")	Out
Kitchen/Dining Room 5.14m x 3.44m (16' 10" x 11' 3")	Fro
First Floor	Rea
Landing	Gar
Bedroom One	Cοι
4.07m x 2.86m (13' 4" x 9' 5")	С

3.23m x 2.88m (10' 7" x 9' 5") Bedroom Three 2.92m x 2.18m (9' 7" x 7' 2") Bathroom Outside Front Garden Rear Garden
2.92m x 2.18m (9' 7" x 7' 2") Bathroom Outside Front Garden
Bathroom Outside Front Garden
Outside Front Garden
Front Garden
Rear Garden
Garage In Block
Council Tax Band



1ST FLOOR 411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.8 sq.m.) approx. s been made to ensure the accuracy of the floorplan c ms and any other items are approximate and no respo ment. This plan is for illustrative purposes only and sho