



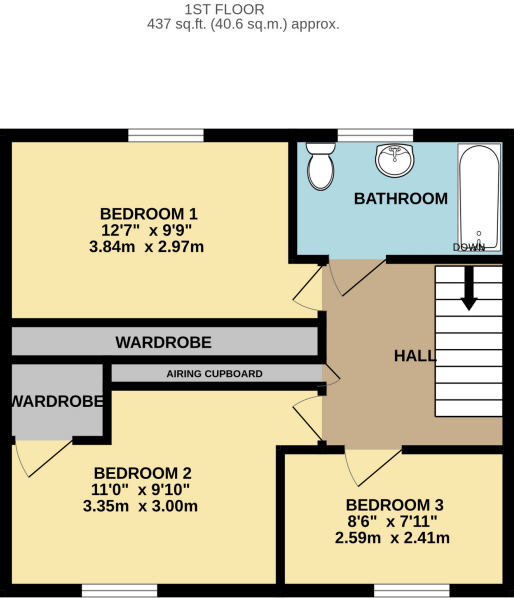
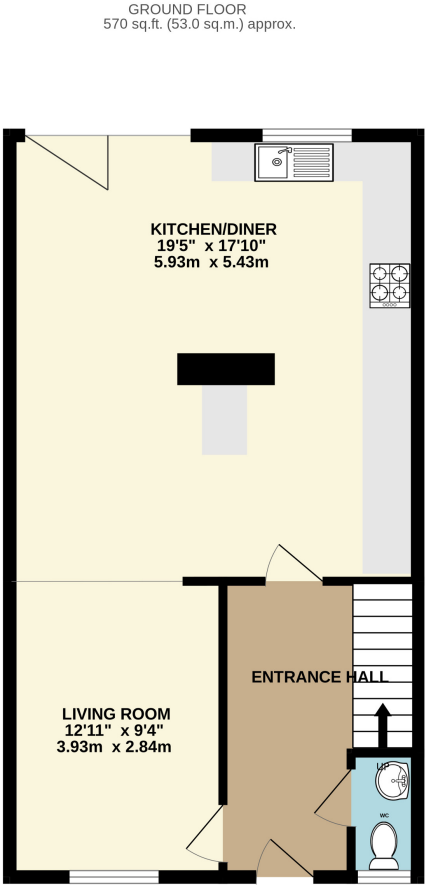
Grovelands Road, Reading, Berkshire. RG30.

£400,000 Freehold

Arins Property Services are delighted to present this spacious and stylish three-bedroom mid-terrace home offers a thoughtfully designed layout perfect for modern living. Situated in a convenient location with excellent transport links to Reading town centre and nearby parks, this home is ideal for families, first-time buyers, or professionals alike. As you enter the property, you are welcomed by a bright and airy hallway. To the right is a convenient downstairs WC, while to the left, a generous living room features a bay window that floods the space with natural light. The open-plan design flows seamlessly through to the extended kitchen at the rear, creating a fantastic space for both relaxing and entertaining. The kitchen has been tastefully extended to include ample cupboard storage, plenty of worktop space, and room for a dining table. Large bifold doors open directly onto a private patio garden, perfect for alfresco dining and summer gatherings. Between the living room and kitchen, a stylish breakfast bar adds a social and functional touch to the layout. Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in wardrobe space. A modern family bathroom, refurbished in 2021, completes the upper floor. This property is located within easy reach of Reading town centre and train station via regular bus routes and is close to local amenities and green spaces, including the popular Prospect Park.

- Three Bedrooms
- Extended Kitchen
- Downstairs WC
- Private Rear Garden
- Close to local transport links
- Refurbished Bathroom





TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.
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.
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Property Description

Ground Floor

Entrance Hall

WC

2' 11" x 5' 5" (0.89m x 1.65m)

Living Room

9' 4" x 12' 11" (2.84m x 3.94m)

Kitchen/Dining

17' 10" x 19' 5" (5.44m x 5.92m)

First Floor

Bedroom One

9' 9" x 12' 7" (2.97m x 3.84m)