



Honey End Lane, Reading, Berkshire. RG30 4EG.

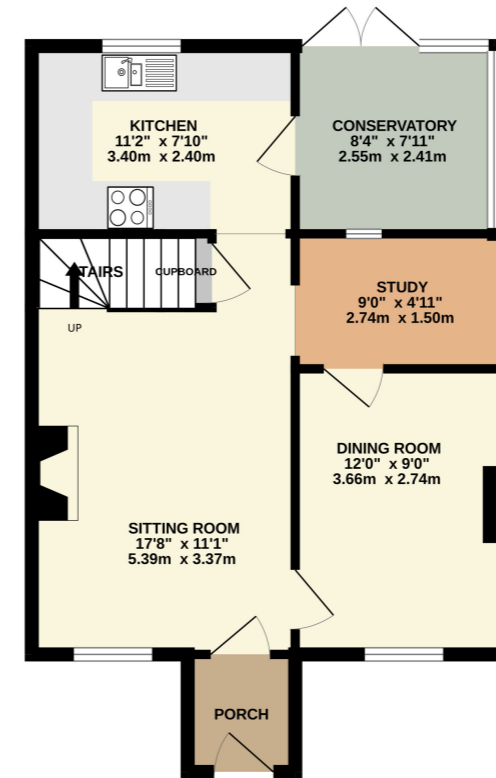
£475,000 Freehold

Arins Property Services - Very well presented three bedroom Victoria Semi-Detached home with private corner plot garden situated by Prospect Park and close to shops and schools. To the ground floor the property boasts porch, living room, dining room, study, kitchen, and conservatory. The first floor has three bedrooms and shower room. Outside has decent sized private corner plot garden and driveway for 2 cars.

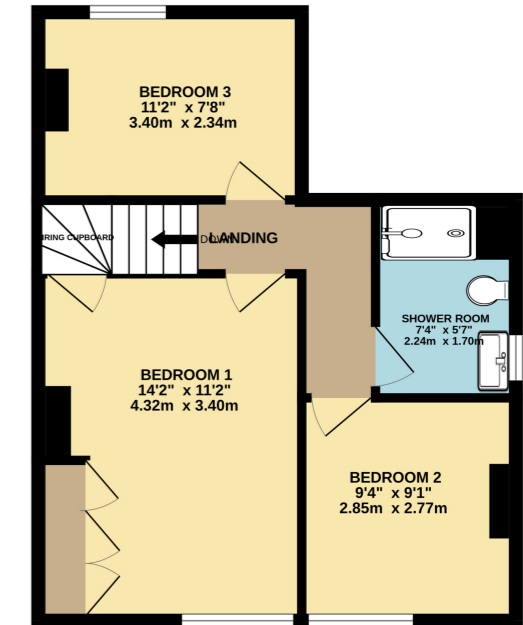
- Victorian Semi Detached House
- Three Bedrooms
- Lounge
- Dining Room
- Corner Plot Garden
- Driveway
- Close to Shops & Amenities
- Close to Prospect Park



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 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.
Made with Metroplan 5/2024

Property Description

Ground Floor

Rear aspect small window to conservatory. Access to Lounge and Dining Room.

Porch

Access to Lounge

Lounge

17'8" x 11'1" (5.39m x 3.37m)
Front aspect double glazed window. Feature fireplace. Stairs to First Floor. Access to Dining Room, Study, and Kitchen. Understairs storage cupboard.

Dining Room

12'0" x 9'0" (3.66m x 2.74m)
Front aspect double glazed window. Access to Lounge and Study.

Study

9'0" x 4'11" (2.74m x 1.50m)

Kitchen

11'2" x 7'10" (3.40m x 2.40m)
Rear aspect double glazed window. Range of base and wall units with work surface over fitted sink and drainer. Gas hob. Access to Conservatory and Lounge.

Conservatory

8'4" x 7'11" (2.55m x 2.41m)
Accessed from Kitchen. Double Doors to Rear Garden.

First Floor

Landing

Access to all Three Bedrooms and Shower Room.

Bedroom One

14'2" x 11'2" (4.32m x 3.40m)
Front aspect double glazed window. Airing Cupboard. Three door built in wardrobe.

Bedroom Two

9'4" x 9'1" (2.85m x 2.77m)
Front aspect double glazed window.

Bedroom Three

11'2" x 7'8" (3.40m x 2.34m)
Rear aspect double glazed window.

Shower Room

7'4" x 5'7" (2.24m x 1.70m)
Side aspect double glazed window. Shower unit, wash hand basin with storage under, and low level WC.

Outside

Gardens & Driveway

Private corner plot Rear Garden area with mature shrubs and trees, concrete area with parking for 2 cars. Brick Storage Unit. Gate to small front garden area.

Council Tax Band

C

