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**BRUNSWICK HILL, BERKSHIRE, RG1 7YU**  
**GUIDE PRICE £500,000 FREEHOLD**

# A SUPERB THREE BEDROOM DETACHED HOME WITH A GENEROUS REAR GARDEN CLOSE TO READING TOWN CENTRE

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## DESCRIPTION:

A contemporary three bedroom detached home in this convenient location a short walk to Reading West Train Station and within easy reach of the town centre. This bespoke property was built in 2009 and offers modern living in a great setting. The ground floor comprises a generous living room with double doors at one end leading into the garden and doors at the other end opening into a bright modern kitchen/breakfast room with a range of integrated appliances and breakfast bar. A WC completes the ground floor. On the first floor there are three bedrooms. Two doubles with built in wardrobes and a single ideal for a study or child's room. The master bedroom has an en-suite shower room and there is a further family bathroom. To the rear of the house there is a lovely private garden measuring approximately 90ft (27m) in length with patio area from the back of the house and a raised deck and shed at the end. To the front of the house there is a driveway which will comfortably accommodate two cars. The property also benefits from an efficient air sourced heat pump which heats the house and hot water and underfloor heating on the ground floor.

## AT A GLANCE

- Three Bedroom Detached House
- Built in 2009
- Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Ground Floor wc
- Family Bathroom and En-suite to Master Bedroom
- Generous Rear Garden
- Driveway Parking
- Convenient Location



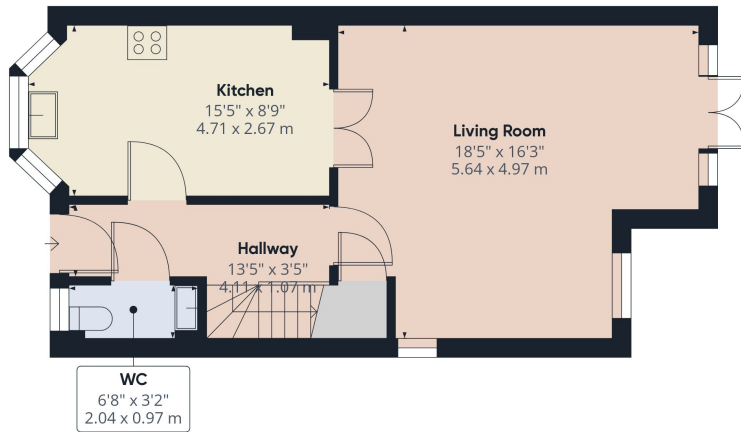




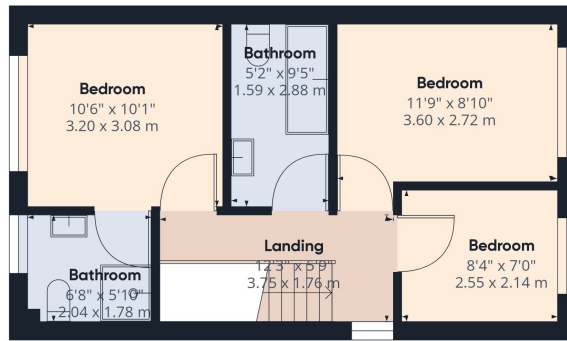








Ground Floor



Floor 1

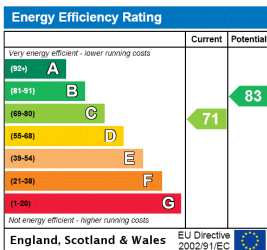
Approximate total area<sup>(1)</sup>  
923.29 ft<sup>2</sup>  
85.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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