



WHITLEY PARK LANE, READING, BERKSHIRE, RG2
OFFERS IN EXCESS OF £475,000 FREEHOLD

A FIVE BEDROOM THREE STOREY TOWNHOUSE
OFFERING GOOD SIZED ACCOMMODATION
PLEASANTLY SITUATED NEXT TO CINTRA PARK

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DESCRIPTION:

Situated in this prime location, in the heart of the University area and in a small cul-de-sac, serving excellent access to Cintra Park, a five bedroom townhouse offering fantastic sized accommodation. Internally comprising of an 18ft sitting room, inner hallway, cloakroom, kitchen/diner, whilst to the first floor there are three bedrooms which are complemented by a family bathroom. To the top floor there are two further double bedrooms both with en-suites. To the rear of the property there is a secluded rear garden which is laid to lawn, whilst to the front there is driveway parking for two cars. The property is offered to the market with no onward chain and within easy reach of Reading town centre, the University, Royal Berkshire Hospital and there is a parade of shops within a short walk. There are a number of independent and selective grammar schools within easy walking distance of the property to include Kendrick School, The Abbey, Reading School and St Joseph's College.

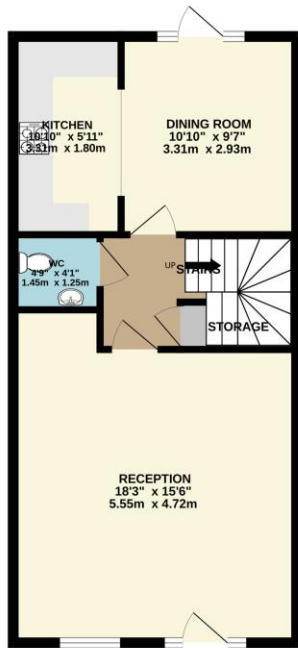
AT A GLANCE

- No Onward Chain
- Sought After University Area
- Five Bedrooms
- Two Principal En-Suites
- Large Reception Room
- Cloakroom
- Kitchen/Diner
- Secluded Garden
- Driveway Parking

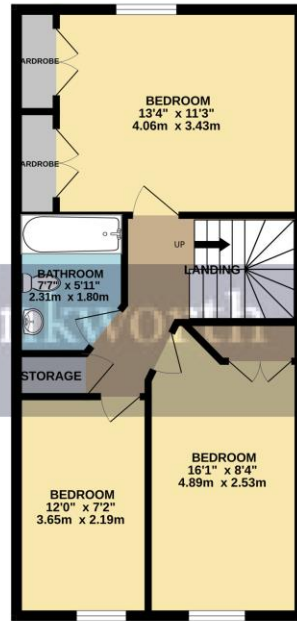




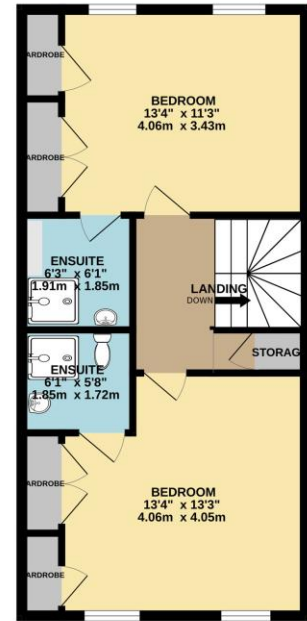
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



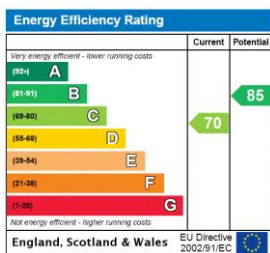
2ND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.3 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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