



CHAMPLAIN STREET, GREEN PARK, READING, BERKSHIRE, RG2
GUIDE PRICE £550,000 FREEHOLD

A CONTEMPORARY THREE/FOUR BEDROOM TOWN HOUSE IN THIS LAKESIDE SETTING BUILT TO THE HIGHEST STANDARDS BY BERKELEY HOMES IN 2018

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DESCRIPTION:

A spacious three/four bedroom contemporary and energy efficient town house built by Berkeley Homes in 2018 and finished to the highest standards throughout. Conveniently located in the lakeside Green Park Village minutes from central Reading and with excellent access to the M4 at Junction 11 and served by Green Park Train Station (soon to open) which links to Reading and Crossrail giving access to Central London, The City and Canary Wharf. Green Park also offers a host of amenities including, a health club, restaurant, primary school and a children's soft play centre.

The flexible living accommodation is arranged over three floors. The ground floor boasts a spacious 35ft open plan living area with double doors opening into the private rear garden, providing the perfect space to relax, unwind and entertain. The kitchen features stone worktops and a full range of integrated Bosch appliances. A high spec. WC completes the ground floor. To the first floor there is a living room or fourth bedroom with a balcony and a master bedroom with built in wardrobes and high spec. en-suite shower room. There are two further double bedrooms and family bathroom with bath and separate shower on the top floor. Additional features include: underfloor heating on the ground floor and in both bathrooms, Villeroy & Boch sanitaryware, an NHBC builder warranty valid until 2028 and two allocated parking space plus visitors parking permits. This immaculate property, set in one of Reading's newest and best located suburbs, offers the buyer an ultra-modern home in a tranquil yet highly accessible setting.

AT A GLANCE

- 3/4 Bedroom Town House
- Built By Berkeley Homes in 2018
- 35ft Open Plan Living Space
- Two Off Road Parking Spaces and Visitors Parking
- Villeroy & Boch Bathroom Fittings
- Integrated Kitchen with Bosch Appliances
- Private Rear Garden
- NHBC Building Warranty in Place Until 2028
- EPC Rating B



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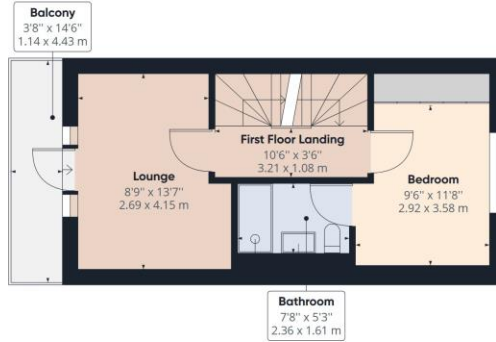


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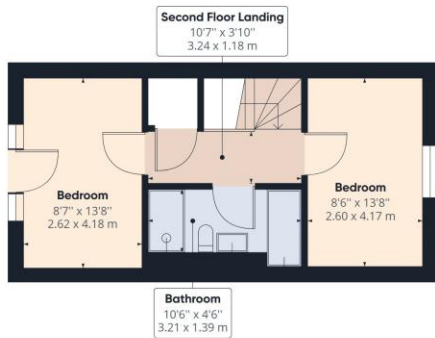




Ground Floor



Floor 1



Floor 2

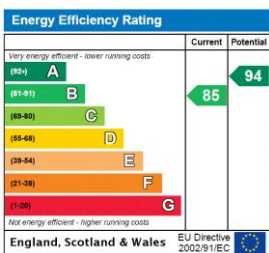
Approximate total area⁽¹⁾
1182.30 ft²
109.84 m²

(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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