



**COLEY AVENUE, BERKSHIRE, RG1 6FL
OFFERS IN EXCESS OF £550,000 FREEHOLD**

**AN IMMACULATE FOUR BEDROOM THREE
STOREY TOWN HOUSE IN THIS CONVENIENT
LOCATION ON THE EDGE OF THE TOWN CENTRE**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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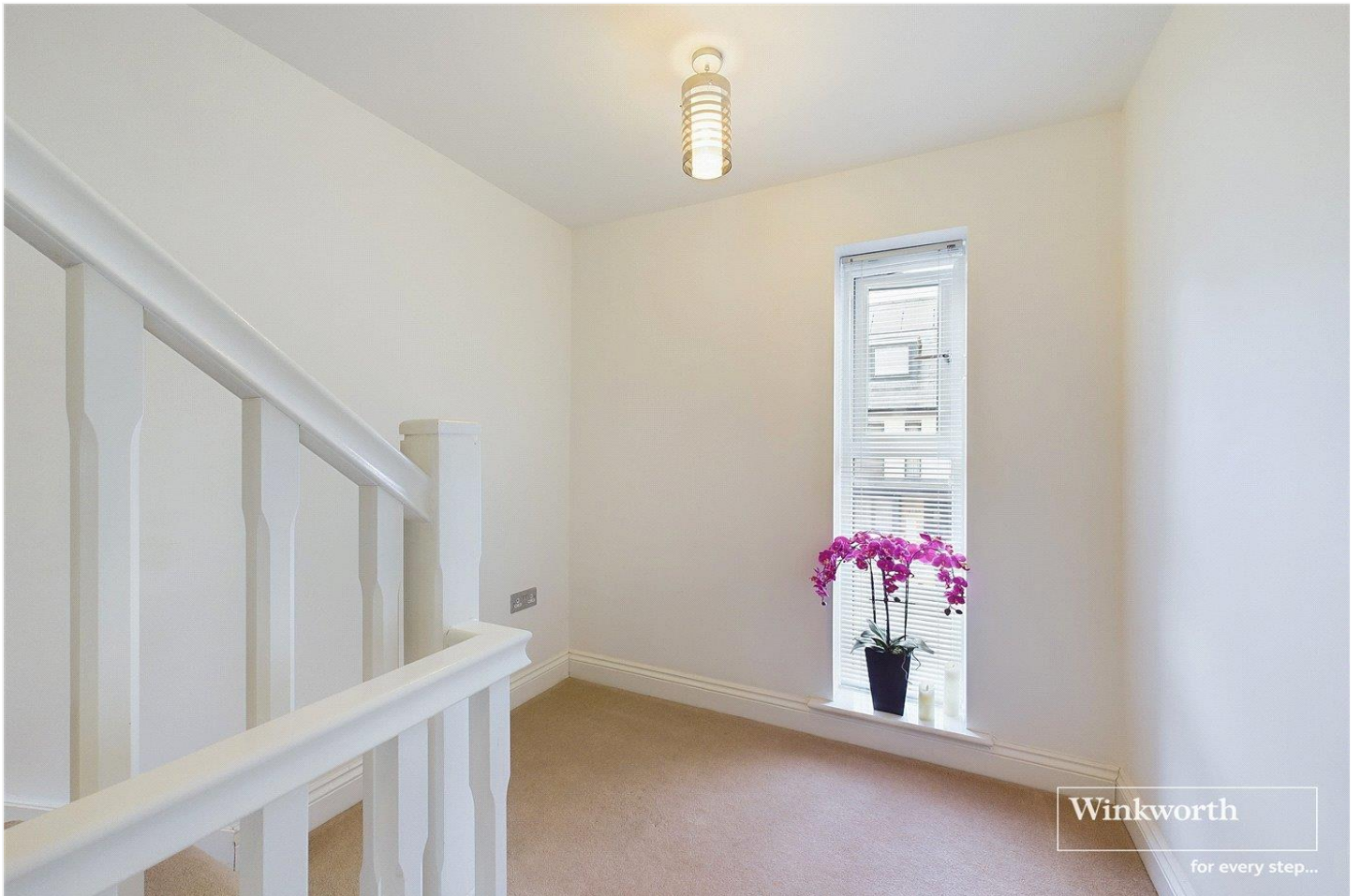
DESCRIPTION:

This superb four bedroom semi-detached town house was built by Taylor Wimpey Homes in 2017. Set in this convenient location close to Reading town centre, the property offers contemporary flexible living accommodation arranged over three floors perfect for family living. On the ground floor there is a hi spec. kitchen with a range of integrated appliances and granite work surfaces, a large WC and generous living/dining room which opens onto the private rear garden. The garden wraps around the rear of the garage offering an excellent outdoor space perfect for entertaining. On the first floor there are two bedrooms, a master to the rear with an ensuite bathroom and a smaller bedroom to the front of the house with a feature full length window making a perfect study space or children's room. On the second floor there are two further double bedrooms, a storage cupboard and a family bathroom. The property further benefits from a detached garage and driveway parking. This well presented home is perfect for a growing family and is for sale with no chain complications and an early viewing is recommended to avoid disappointment.

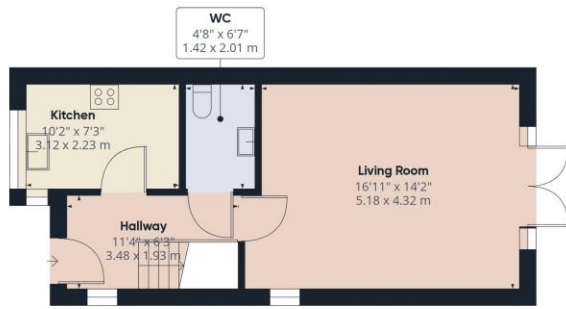
AT A GLANCE

- A Four Bedroom Semi-Detached Town House
- Flexible Living Accommodation over Three Floors
- Walk to Reading Town Centre
- Lounge/Diner
- Fitted Kitchen With Granite Work Surfaces and Integrated Appliances
- Family Bathroom, En-suite to Master and Ground Floor WC
- Private Rear Garden
- Driveway Parking and Detached Garage
- No Chain
- £378 Per Annum Estate Charge





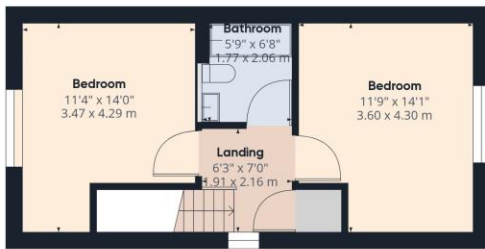




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1466.1 ft²
136.2 m²

(1) Excluding balconies and terraces

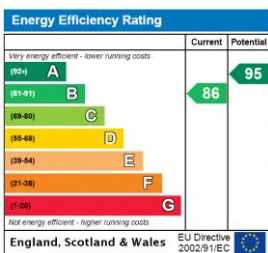
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

Tenure: Freehold
Service Charge: £378 per annum
Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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