

Battle Square, west Village, Reading, RG30 1AL.

3 1 3

£385,000 *Leasehold*

Impressive three bedroom town house with no onward chain!

Offered to the market with no onward chain, this well-presented three-bedroom townhouse is arranged over three floors and enjoys a pleasant outlook across Battle Square Park. Built in 2012 by David Wilson Homes, the property is ideally situated within a 20-minute walk of Reading town centre and just five minutes from Reading West train station.

The ground floor provides a welcoming entrance hall, a modern shower room, an integral garage, utility room, and a versatile third bedroom—perfect for guests, a home office, or multi-generational living.

On the first floor, a contemporary fitted kitchen opens into a spacious living and dining area, creating a bright and sociable environment. Double doors lead onto a private balcony overlooking the park, offering an ideal space for relaxing or entertaining.

The top floor comprises a generous principal bedroom with en suite, a further well-proportioned bedroom, and a stylish family bathroom.

Externally, the property benefits from an integral garage, allocated parking, and a low-maintenance rear garden. This home is perfectly suited to professionals, families, or investors seeking a well-located and flexible living space.

KEY FEATURES

- No Onward Chain
- Balcony overlooking park
- Impressive Town House with 984 Year Lease
- Three Bedrooms with an En-suite & family bathroom
- Ground floor shower room
- Open Plan Kitchen/Living Space
- Garage & Parking



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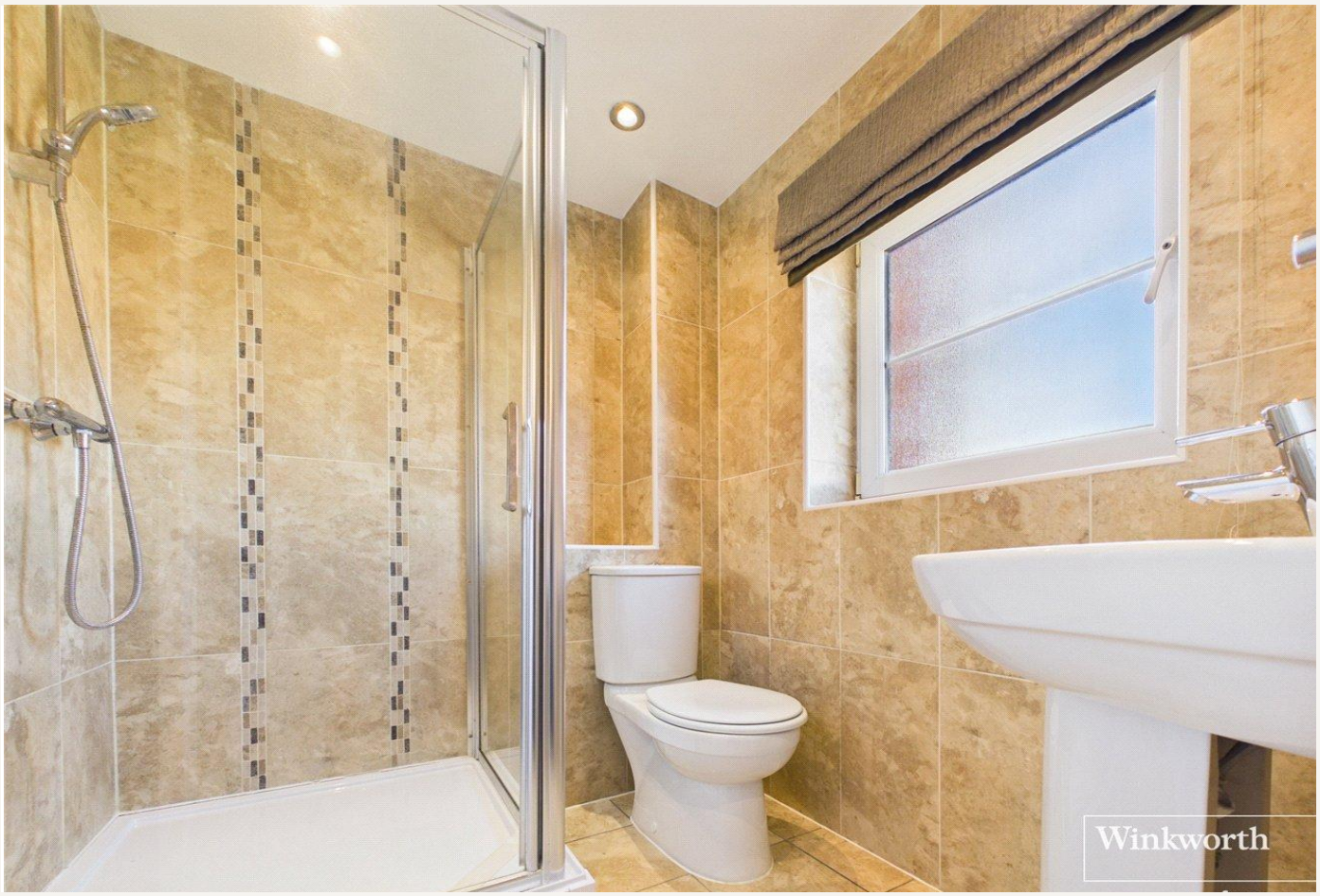



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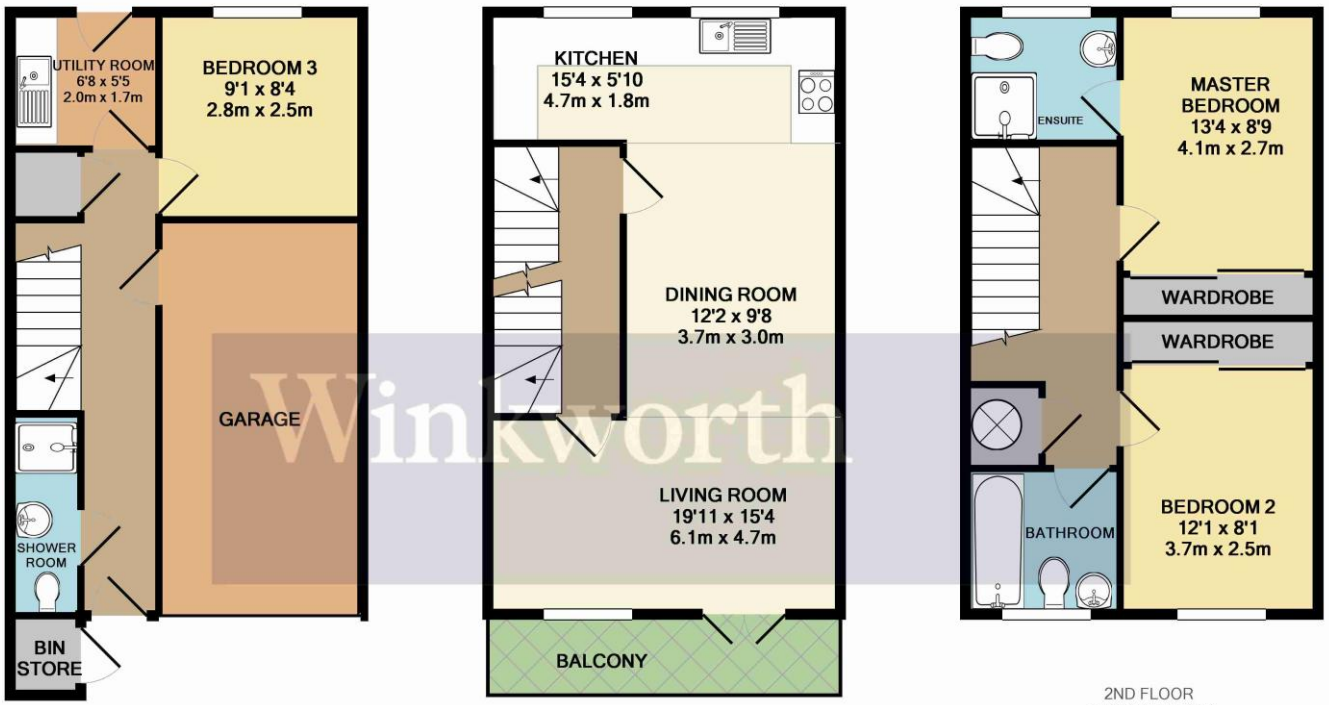


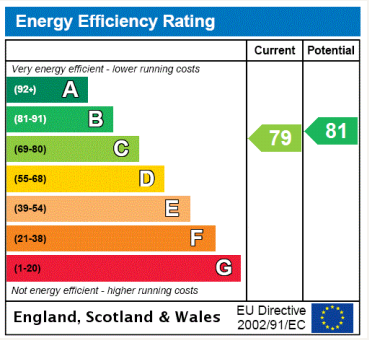




MATERIAL INFO

Tenure: Leasehold
Term: 984 year and 6 months
Service Charge: £1481 per annum
Ground Rent: £
Council Tax Band: D
EPC rating: C





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