



## Brimpton Road, Brimpton, Reading, Berkshire, RG7

£475,000 *Freehold*

3  2  2 

A beautifully presented three bedroom family home, offering an open plan kitchen diner, three double bedrooms and west facing garden with views over the countryside!!

The ground floor comprises of a spacious entry hall flowing beautifully onto a large living room which is flooded with natural light. The kitchen diner is open plan with a sunroom to the right. The kitchen consists of neutral cabinets and black worktops with built in appliances. The dining room is of a good size and overlooks the very private rear garden. You have access to the rear via the sunroom. Downstairs also benefits from a cloakroom, ample storage and a small office space with further access onto the rear.

Upstairs are three double bedrooms, all offering built in storage. The master benefits from large fitted wardrobes, an ensuite and incredible views over the surrounding countryside. The family bathroom consists of a shower over the bath and neutral tiling.

To the front is a large gravel driveway with ample parking. There is a small, low maintenance front garden and a mature hedge border. There is side access leading to the rear. The west facing garden is extremely private and overlooks the countryside. There is a spacious patio area, perfect for alfresco dining. There is also a lawned space with a play area to the back.

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer

### KEY FEATURES

- 111.6m<sup>2</sup> / 1201ft<sup>2</sup>
- Spacious Living Room
- Open Plan Kitchen Diner
- Sunroom
- Office Space
- Cloakroom
- Three Double Bedrooms
- Ensuite in Master
- Family Bathroom
- Private West Facing Garden
- Large Driveway

**Newbury**

01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

**Winkworth**

for every step...





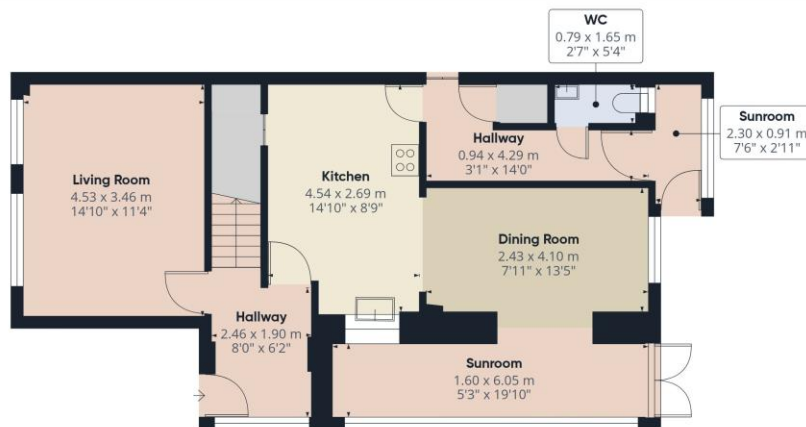
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** D

The property is connected to all mains, apart from gas and operates on oil central heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.



Ground Floor



Floor 1

**Winkworth**

Approximate total area<sup>®</sup>  
111.6 m<sup>2</sup>  
1201 ft<sup>2</sup>

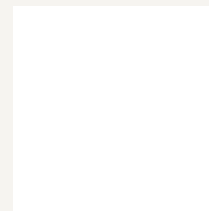
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 70 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260220>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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.

**Newbury**

01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.