



Winkworth

for every step...

## Littlecote Drive, Reading, RG1

GUIDE PRICE £700,000 *Freehold*

Extended & Recently Refurbished Four Bedroom Bay Fronted Semi-Detached House With Ample Driveway Parking & Fully Enclosed Sizable Garden

A beautifully refurbished extended 1930s bay-fronted semi-detached home, finished to an exceptional standard and offering spacious, modern family living throughout.

The property features a generous block-paved driveway providing off-road parking for multiple vehicles, alongside a stunning open-plan kitchen/dining area with bifold doors opening onto a larger-than-average, fully enclosed rear garden — ideal for entertaining and family life.

Additional highlights include a refitted utility room with side access, three versatile reception rooms, four well-proportioned bedrooms, a contemporary family bathroom, separate shower room, and a convenient ground floor cloakroom. The home has been recently modernised throughout, creating a stylish and contemporary living environment.

Perfectly suited to growing families or those who enjoy entertaining, this impressive home combines space, practicality, and modern design.

Situated in a highly sought-after location, the property benefits from excellent access to local amenities, well-regarded schools, and transport links.

Early viewing is highly recommended — contact us today to arrange your appointment.

4  3  2 

### KEY FEATURES

- Extended 1930s Bay Fronted Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Cul De Sac Location On The Fringes Of Reading Town Centre
- Stylish Open Plan Kitchen / Dining Area
- Block Paved Driveway Parking
- Generous Garden
- Family Bathroom & Shower Room & Cloak room



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### Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## MATERIAL INFO

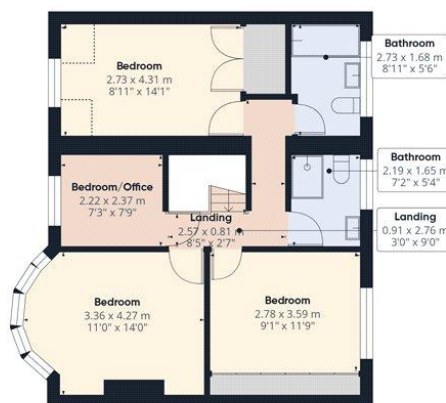
**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** D



Ground Floor



Floor 1

#### Approximate total area<sup>(1)</sup>

135.3 m<sup>2</sup>  
1457 ft<sup>2</sup>

#### Reduced headroom

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 1.5 m/5 ft

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		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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