



BERKSHIRE DRIVE, READING, BERKSHIRE, RG31 5JJ
£450,000 FREEHOLD

WELL PRESENTED HADDOCK BUILT SEMI-DETACHED HOME CLOSE TO THE VILLAGE, SCHOOLS AND BUS ROUTES

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DESCRIPTION:

This well presented three bedroom 'Haddock' built semi-detached home is ideally located within walking distance of schools, bus routes and Tilehurst village.

The property enjoys a modern kitchen, impressive bathroom suite, three generous bedrooms and a spacious living room complete with log burner and bi-folds leading out to the private, established 40ft level rear garden.

To the front is driveway parking leading to the garage.

Other features include double glazed windows and gas radiator heating.

AT A GLANCE

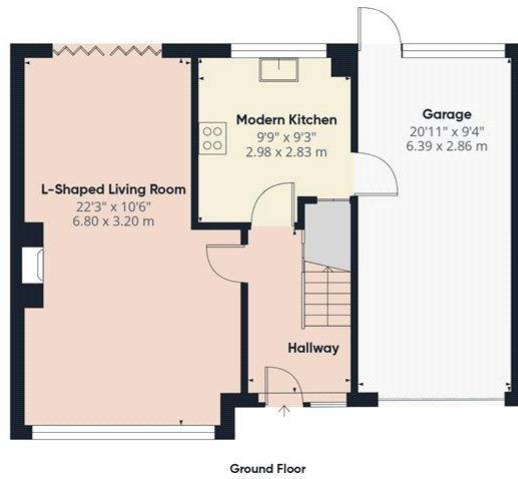
- Three bedroom Haddock semi
- Modern kitchen and bathroom
- Driveway and garage
- Private level 40ft rear garden
- Handy for the village, bus routes and schools
- Double glazed and gas rad heating
- Spacious living room with log burner







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Approximate total area⁽¹⁾
1024 ft²
95.1 m²



(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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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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