



CHAMPLAIN STREET, BERKSHIRE, RG2 6AF
£750,000 FREEHOLD

MODERN FOUR BEDROOM SEMI DETACHED HOUSE WITHIN THE GREEN PARK DEVELOPMENT.

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

Winkworth

for every step...

winkworth.co.uk



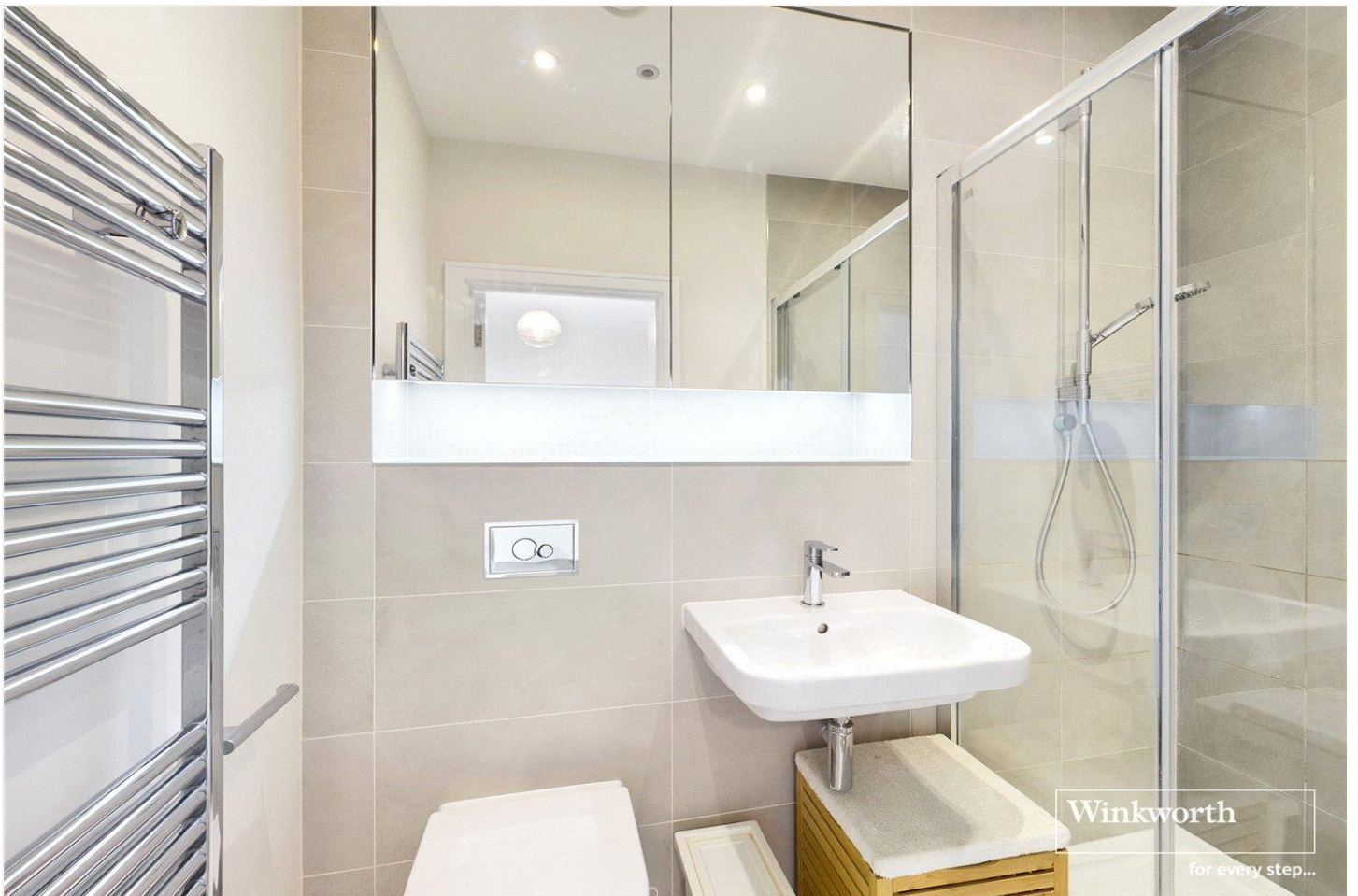
DESCRIPTION:

Stunning four bedroom semi detached house located at Green Park Village which is perfectly placed minutes from central Reading and serving excellent access to the M4. The ground floor comprises Shaker style kitchen with integrated Bosch appliances which is open plan to the dining area with doors opening out to the large rear garden, separate utility room, cloakroom and a reception room. Located on the first floor is a second reception room, balcony and the master bedroom with en suite shower room and ample built in storage. Three further bedrooms with one benefitting from an en suite shower and a three piece family bathroom occupy the top floor. Additional features include underfloor heating on the ground floor and all bathrooms, driveway parking for two cars and a garage.

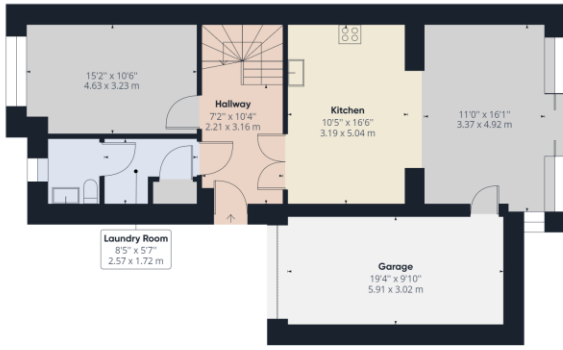
AT A GLANCE

- Four Bedroom Semi Detached House
- Green Park development Built In 2019 By Berkeley Homes
- New England Inspired Architecture
- Driveway Parking & Garage
- No Onward Chain
- Council Tax Band E
- Service Charge £712.96pa
- Large Balcony
- Excellent Connections To Reading & London

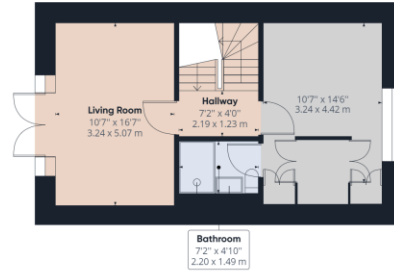




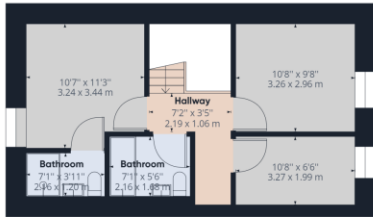




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

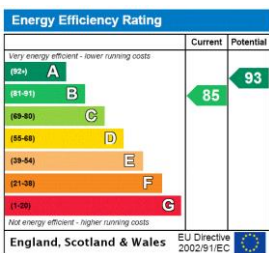
Approximate total area⁽¹⁾
1810.55 ft²
168.21 m²

(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.

GIRAFFE 360

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.



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



for every step...

winkworth.co.uk

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.