



**DAIRY GROVE, THREE MILE CROSS, READING RG7 1FS**  
**£600,000 FREEHOLD**

**THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME IS SITUATED ON THE CORNER OF A NO THROUGH ROAD. THE HOME IS IDEALLY LOCATED FOR FAMILIES WITH CONVENIENT ACCESS TO REPUTABLE SCHOOLS, LOCAL SHOPS, AND EXCELLENT TRANSPORT LINKS. VIEWING HIGHLY RECOMMENDED.**

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## DESCRIPTION:

This immaculate four bedroom family home is set in a no through road overlooking open fields perfect for country walks. The convenient location close to junction 11 of the M4 with excellent access to local amenities and schools, make this a great family home. The property offers a spacious hallway, a living room with French doors to the rear garden, a superb fitted kitchen/diner with a range of built in appliances, utility area and a cloakroom. On the first floor the main bedroom has built in wardrobes and an en-suite shower room, two further double bedrooms, a single bedroom and a family bathroom. All ground floor windows to the front and side have wooden shutters, giving extra privacy. The rear garden boasts a spacious patio and lawn area with gated access to the garage and driveway which gives off-road driveway parking for two cars.

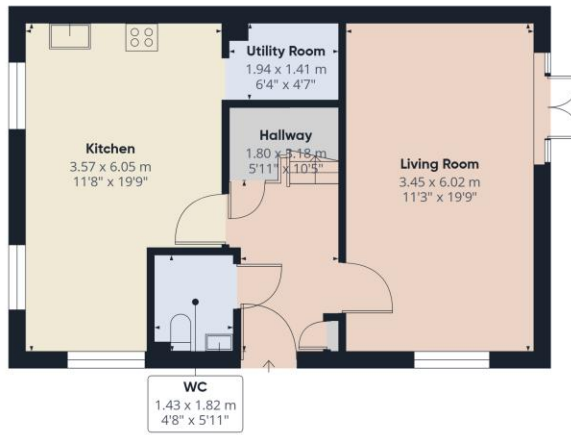
## AT A GLANCE

- Immaculate four bedroom detached home
- Quiet no through road location
- Kitchen with a range of integrated appliances
- Family bathroom, en-suite shower room & WC
- Enclosed rear garden
- Detached garage and driveway parking

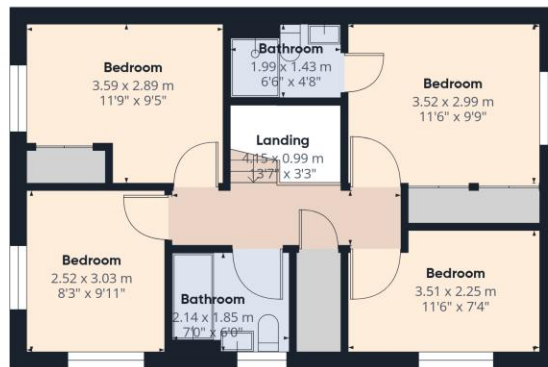








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
104.6 m<sup>2</sup>  
1126 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.

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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Estate Charge:** approx.. £700 per annum

**Council Tax Band:** F

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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