

DRAYTON ROAD, READING , RG30 2PH
OFFERS IN EXCESS OF £500,000 FREEHOLD

**AN IMPROVED ,UPGRADED & EXTENDED FOUR
 BEDROOM FAMILY HOME OFFERED TO MARKET
 WITH NO ONWARD CHAIN**

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DESCRIPTION:

This attractive period semi-detached home combines timeless character with modern family living, offering generous accommodation arranged over three floors. With four well-proportioned bedrooms, the property is perfectly suited for a growing family or those needing space for guests.

The heart of the home is the impressive extended kitchen/dining/family room, featuring a roof lantern, integrated appliances, and bi-fold doors that open onto a beautifully sized rear garden. A bay-fronted sitting room provides a more traditional retreat, while a convenient ground-floor shower room adds versatility.

Upstairs, the bedrooms are arranged across two floors, enjoying ample natural light and elegant presentation. Outside, the rear garden offers a superb setting for relaxation or entertaining, while driveway parking ensures everyday convenience.

Situated in a sought-after location close to Prospect Park, local amenities, and excellent transport links, this property provides the perfect balance of tranquillity and connectivity. Offered with no onward chain, this inviting home is ready to move into.

Contact us today to arrange your viewing and take the opportunity to secure this beautiful property.

AT A GLANCE

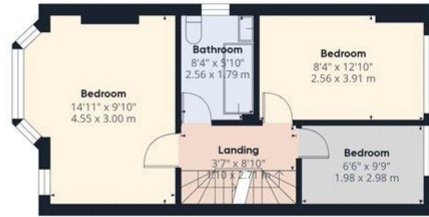
- No Onward Chain
- Four Bedrooms
- Three Storey Semi Detached House
- Modern Kitchen/Dining /Family Room
- Recently Refurbished Throughout
- Ground Floor Shower Room
- Ensuite Shower Room
- First Floor Bathroom
- Driveway Parking



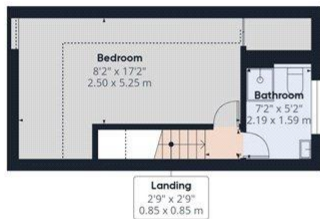




Ground Floor



Floor 1



Floor 2

Approximate total area[®]
1409.45 ft²
130.94 m²

Reduced headroom
70.27 ft²
6.53 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

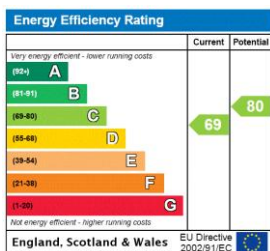
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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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