



Winkworth

for every step...

New Hampshire Street, Green Park Village, RG2 6AJ

OFFERS IN EXCESS OF £500,000 *Freehold*



Modern Four Bedroom Three Storey Town house Located In The Sought After Green Park Village Development With No Onward Chain

Offered to the market with no onward chain, this adaptable and spacious three/four-bedroom modern townhouse is arranged over three floors within the sought-after lakeside Green Park Village. Constructed with a focus on energy efficiency, the property enjoys a prime location just moments from Reading town centre, with excellent access to the M4 at Junction 11 and served by Green Park Train Station.

The ground floor features a spacious open-plan kitchen/dining/living area with French doors opening onto a fully enclosed private garden, along with a cloakroom. On the first floor, the master bedroom benefits from an en-suite, while the separate living room with balcony could also serve as an additional bedroom. The second floor provides two further bedrooms and a family bathroom.

Further benefits include two off-street parking spaces and close proximity to a wide range of local amenities. This townhouse presents an excellent opportunity for families or professionals seeking a stylish, modern, and convenient home. Early viewing is highly recommended.

KEY FEATURES

- No Onward Chain
- Three/Four Bedroom Town House
- Two Off Road Parking Spaces and Visitors Parking
- Integrated Kitchen with Bosch Appliances
- Master With High Spec En-Suite
- Private Rear Garden
- NHBC Building Warranty in Place Until 2032



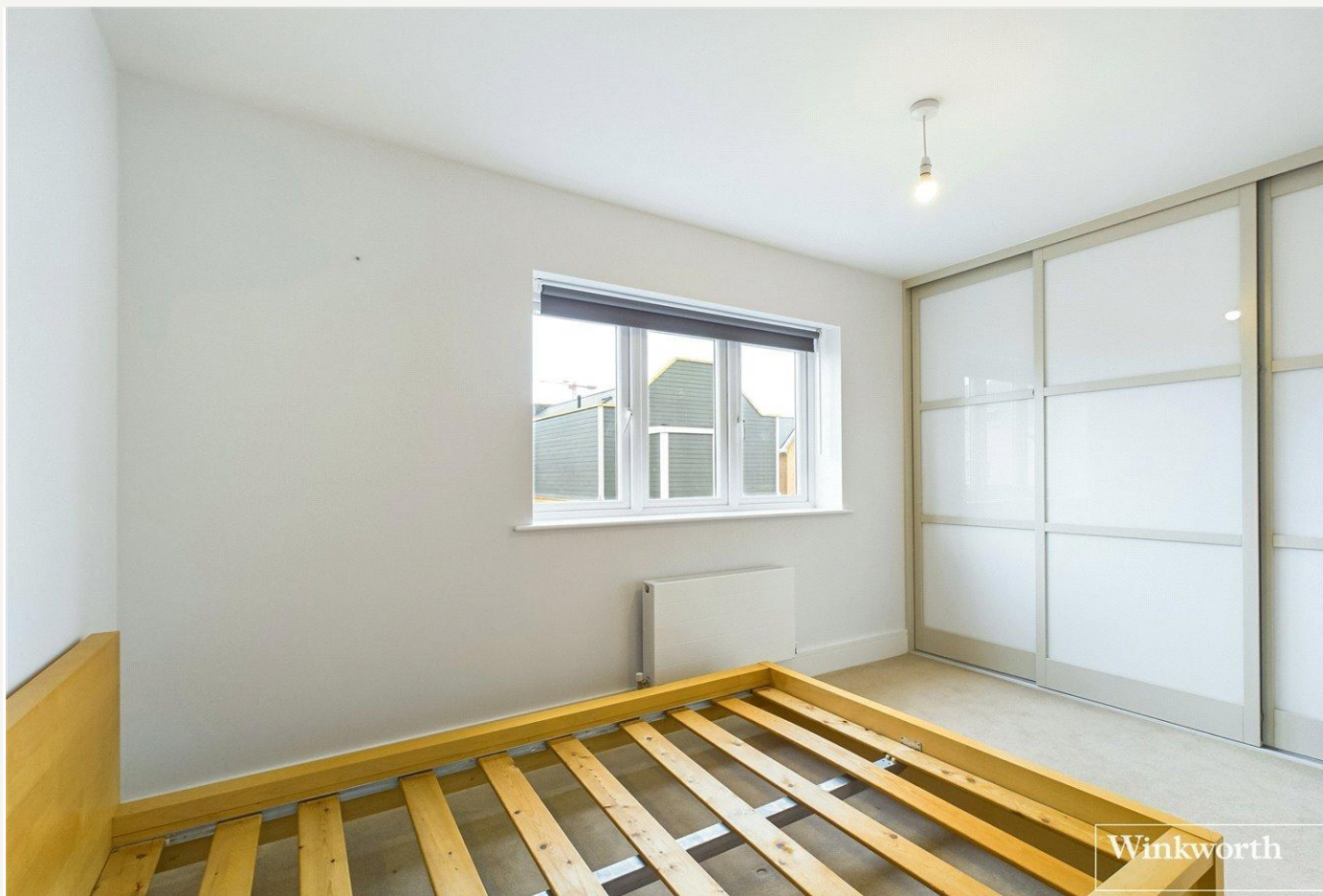
Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





Winkworth



Winkworth



Winkworth



Winkworth

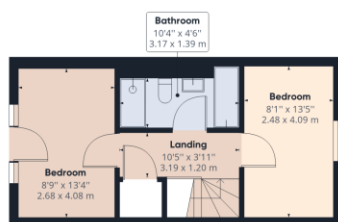
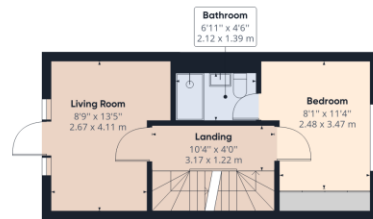
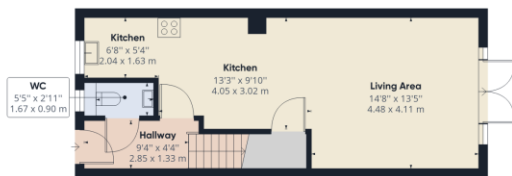
MATERIAL INFO

Tenure: Freehold

Service Charge: £550 per annum Estate Charge

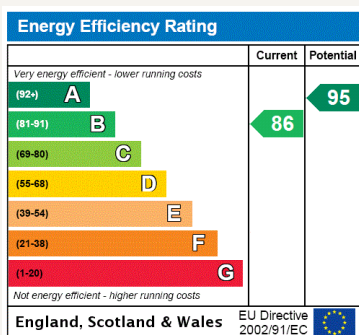
Council Tax Band: E

EPC rating: B



Approximate total area⁽¹⁾
1157.85 ft²
107.57 m²

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



<https://www.winkworth.co.uk/sale/property/REA230058>

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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

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.