



CHURCH LANE, THREE MILE CROSS, RG7 1HB
OFFERS IN EXCESS OF £535,000 FREEHOLD

THREE BEDROOM SEMI-DETACHED HOUSE ON LARGE PLOT WITH AMPLE GRAVEL DRIVEWAY PARKING AND DETACHED GARAGE

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

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DESCRIPTION:

Situated in the charming village of Three Mile Cross, this delightful 3-bedroom semi-detached property rests on a substantial plot with a generously-sized garden. The property features a spacious gravel driveway providing ample parking space, along with a detached garage. Inside, the three well-proportioned bedrooms are complemented by a stylishly refitted bathroom. The ground floor boasts a well-equipped kitchen, a dining and living area ideal for family gatherings and entertaining, as well as a convenient boot room and cloakroom/utility room.

Offering the potential to extend, subject to the necessary permissions, this attractive property is located in a sought-after area with easy access to amenities, schools, and transport links.

Don't miss the chance to transform this property into your dream home. Contact us today to arrange a viewing.

AT A GLANCE

- Three Bedroom Semi Detached House
- Driveway Parking For Multiple Vehicles
- Sizable Plot With Potential To Extend STPP
- Detached Garage/Workshop
- Ground Floor Cloakroom/Utility Room
- Boot Room
- Stylish Refitted Family Bathroom
- Sought After Location Of Three Mile Cross village
- Great Condition Throughout
- Closed Onward Chain







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Approximate total area⁽ⁿ⁾
1014 ft²
94 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		
55-68	D	61 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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