



## Roundfield, Upper Bucklebury, Reading, Berkshire, RG7

£475,000 *Freehold*



A rare opportunity to purchase a stunning three bedroom family home, situated within the highly sought after village of Bucklebury featuring THREE reception rooms, THREE DOUBLE bedrooms, large driveway and SOUTH FACING GARDEN!!

As you enter the property via the spacious entry hall, the cloakroom is to your right. The living room offers a feature fireplace and provides access into the study, which has a beautiful skylight and views onto the rear garden. The kitchen diner is generous in size and consists of neutral worktops and gloss cabinets. From the kitchen you have the second reception room, which is flooded with natural light from the sunny rear garden and skylights above. This room has french doors leading to the rear.

To the first floor are three double bedrooms. Rooms one and two are very spacious and offer views onto the rear and of the surrounding countryside. Bedroom three is a small double with built in storage. The family bathroom consists of a shower over the bath with modern, neutral tiling.

To the front of the property is a large paved driveway with space for multiple vehicles, bordered with mature shrubs and bushes. There is side access to the rear. The south facing rear garden is extremely private, consisting of a patioed area, perfect for alfresco dining. The rest of the garden is mainly laid to lawn.

The property is connected to all mains, apart from gas and operates on Oil central heating. There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

### KEY FEATURES

- 102.8m<sup>2</sup> / 1106ft<sup>2</sup>
- Living Room
- Kitchen Diner
- Family Room
- Study
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Large Driveway
- South Facing Rear Garden



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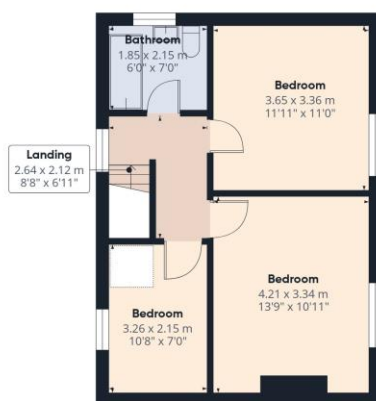


## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** C  
**EPC rating:** D



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
102.8 m<sup>2</sup>  
1106 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.

GIRAFFE360

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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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