



**33 ATTWOOD DRIVE, ARBORFIELD, READING, RG2 9FE**  
**£725,000 FREEHOLD**

THIS IMMACULATELY PRESENTED AND SPACIOUS 4 BEDROOM DETACHED FAMILY HOME IS TUCKED AWAY WITHIN A QUIET LOCATION WITHOUT PASSING TRAFFIC ON THE POPULAR PENROSE PARK DEVELOPMENT IN ARBORFIELD. THE BALANCE OF ACCOMMODATION WORKS REALLY WELL IN THIS DESIGN WITH FOUR GENUINE DOUBLE BEDROOMS AND A GREAT LIVING /RECEPTION SPACE FOR FAMILY LIFE.

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## DESCRIPTION:

As you enter, the entrance hall is a really good size with room to greet guests and get the kids shoes and coats off, you also have a cloakroom off the hall. Double doors to the left open up into an impressive bay fronted living room with a lovely, cosy fireplace. The living room then opens up into a further lovely reception room, with doors leading to the south facing garden, that could be utilised as a playroom/study or even a formal dining room.

The kitchen/dining room has been impeccably looked after by the current owners and was ahead of its time in design offering open plan entertaining space overlooking the sunny garden. A separate utility then gives you somewhere to put all those things you want to hide with doors to the side way and through into the double garage.

Moving upstairs you have four excellent genuine double bedrooms, all accessed from a really good size landing. The 16ft by 15ft master bedroom has a full wall of built-in wardrobes leading through to the en suite shower room. Bedrooms two, three and four are all good size double rooms enjoying built-in wardrobes so your remaining floor space really is excellent with a 4 piece family bathroom servicing these rooms.

With a double width driveway to the front and enclosed front gardens softening the whole look, there really isn't much missing here but do come and take a look and tell us what you think.

Penrose Park was built in 2003 and the area has really developed over the years with some beautiful public parks, amenities, shops and fantastic schooling, now all within easy walking distance so all the developments locally and the village as a whole have felt the benefit and continue to do so.

## AT A GLANCE

- Immaculate 4 bedroom family home
- 4 genuine double bedrooms
- Open plan kitchen/family room
- Living room with bay window and feature fireplace
- Driveway for 2 cars and a double garage
- South facing garden
- Great school catchment
- Boiler replaced in 2023
- Mains services
- Ultrafast Broadband
- Satellite/Fibre TV Available BT, Virgin & Sky
- Mobile Coverage Vodafone, Three, O2 & EE
- The private driveway to the front of the property is shared maintenance with 3 houses

**Tenure:** Freehold

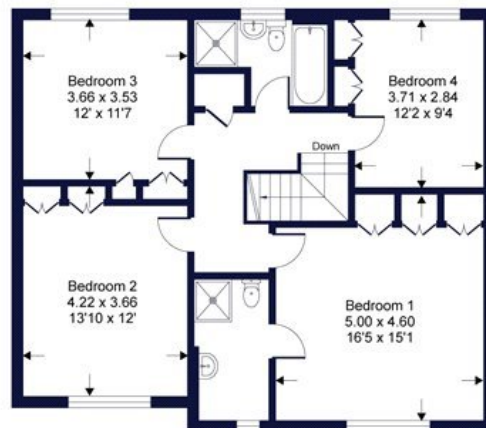
**Council Tax Band:** G



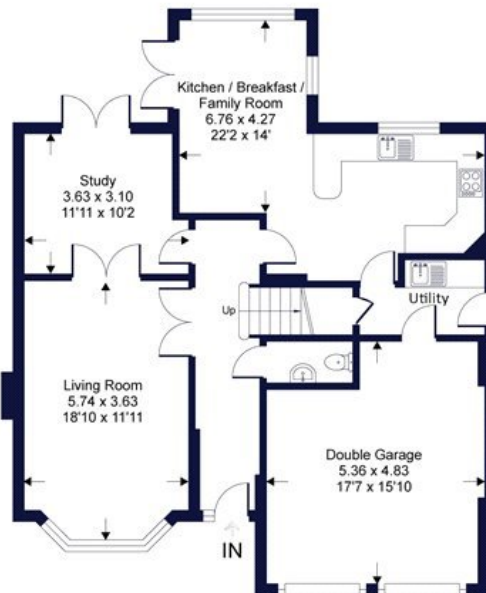
## Attwood Drive

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Approximate Gross Internal Area = 164.3 sq m / 1769 sq ft  
Approximate Garage Internal Area = 23.6 sq m / 255 sq ft  
Approximate Total Internal Area = 187.9 sq m / 2024 sq ft



First Floor = 88.1 sqm / 949 sqft



Ground Floor / Garage = 99.8 sqm / 1075 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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