



**BARRINGTON WAY, READING, RG1 6EG**  
**OFFERS IN EXCESS OF £600,000 FREEHOLD**

**PRESENTING THIS FOUR BEDROOM DETACHED  
HOUSE WITH NO ONWARD CHAIN IN A SOUGHT  
AFTER RESIDENTIAL LOCATION**

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## DESCRIPTION:

Presented to the market with no onward chain, this spacious detached home represents a fantastic opportunity for those seeking versatile family living in a highly desirable location.

Set back from the road, the property benefits from ample driveway parking, ensuring convenience for busy households and visiting guests alike.

On the ground floor, the welcoming hallway leads to a well-equipped kitchen/breakfast room, ideal for family meals and informal dining. A separate dining room provides a more formal setting for entertaining, while the generous living room offers an inviting space to relax and unwind, with direct access to the rear garden. The ground floor is further enhanced by a cloakroom and an integral garage, which has been thoughtfully converted into a workshop/utility area, adding excellent practicality.

The garden is a particular feature of this home, being fully enclosed and stocked with mature planting. It enjoys a high degree of privacy and includes side access, making it a secure and peaceful outdoor retreat for both children and adults.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexibility for families of all sizes. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

Situated in a sought-after residential area, the property is ideally positioned close to a wide range of local amenities, highly regarded schools, and excellent transport links, making it a practical choice for commuters and families alike. Despite its convenient setting, the home enjoys a sense of tranquillity thanks to its mature surroundings.

This property offers everything needed for comfortable, long-term family living in a location that continues to be in strong demand. With no onward chain complications, early viewing is highly recommended to appreciate all that this wonderful home has to offer.

## AT A GLANCE

- No Onward Chain
- Four Well-proportioned Bedrooms
- Detached With Driveway Parking
- Two Bathrooms Including Ensuite To Master
- Ground Floor Cloakroom
- Dining Room . Living Room
- Kitchen / Breakfast Room
- Converted Integral Garage
- Fully Enclosed Garden

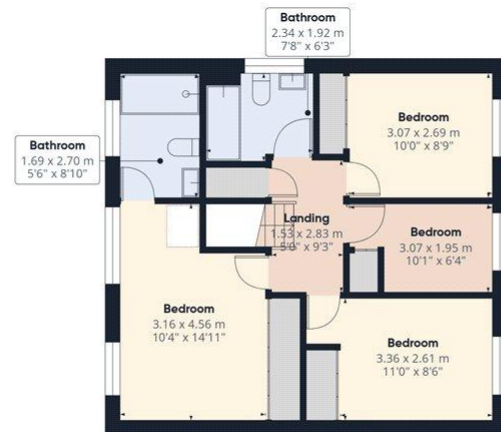








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

113.9 m<sup>2</sup>  
1224 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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.

**Tenure:** Freehold

**Council Tax Band:** E

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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