



ST. AGNES WAY, KENNET ISLAND, READING, BERKSHIRE, RG2
GUIDE PRICE £450,000 FREEHOLD

**A WELL PRESENTED MODERN FOUR
BEDROOM TOWN HOUSE SITUATED IN THE
POPULAR KENNET ISLAND DEVELOPMENT**

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DESCRIPTION:

Offered to the market with no onward chain and situated on the sought-after Kennet Island development, a well presented four bedroom town house offering good sized versatile accommodation. Kennet Island provides an established and attractive community within easy reach of Reading town centre, Green Park and J11 of the M4. Creating a focal point for the Kennet Island community is the Piazza which is home to a good range of shops including a child day care nursery, FIT@KI fitness centre, the Island Lounge and a licensed café called 'fidget and bob', convenience store, a private hospital and the Hilton Hotel.

Internally comprising entrance hall, cloakroom, kitchen/breakfast room, sitting room with double glazed french doors leading out to the rear garden. To the first floor the master bedroom has its own en-suite and a bank of built in wardrobes, further good sized double bedroom whilst to the second floor there are two further double bedrooms both with built in wardrobes and are complemented by a family bathroom. To the rear of the property there is a low maintenance terraced garden with a shed to one end and a rear access gate. In addition to this there is an allocated parking space plus visitor parking.

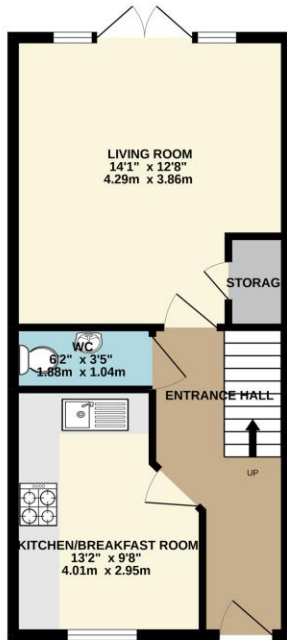
AT A GLANCE

- No Onward Chain
- Sought-After Development
- Kitchen/Breakfast Room
- Sitting Room
- Four Good Sized Bedrooms
- En-Suite To Master
- Low Maintenance Garden
- Superb Access To J11 Of The M4

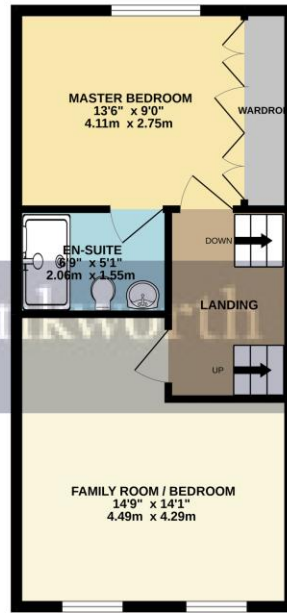




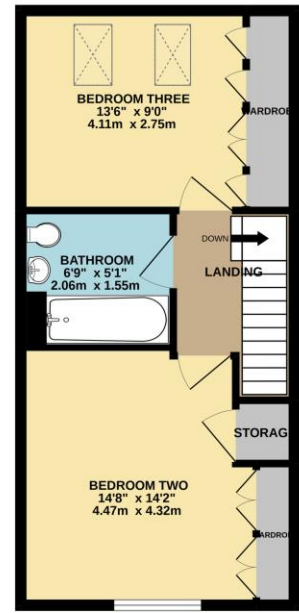
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



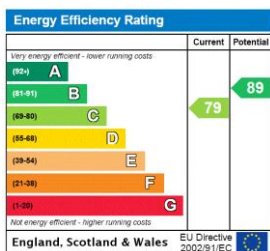
2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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