



ATTWOOD DRIVE, BERKSHIRE, RG2
£350,000 FREEHOLD

Winkworth



ATTWOOD DRIVE, BERKSHIRE, RG2

A well presented modern 2 bedroom house constructed by Bryant Homes on the ever popular Penrose Park development.

Entering this property into the hall, a perfect place to hang your coats and leave your shoes. To the left is the downstairs cloakroom. As you make your way right you are welcomed into the beautiful living room which then leads through to the light and airy kitchen/dining room, all of which have been well looked after by the current owner. To the first floor you have two double bedrooms with en suite to master bedroom and a family bathroom. Further benefits include off road parking for 2 cars, gas radiator central heating and double glazed windows. An ideal purchase for a first time buyer or investment landlord.

To the rear you'll find a beautifully maintained rear garden with full width patio area, mainly laid to lawn with flower and shrub beds and a timber storage shed.

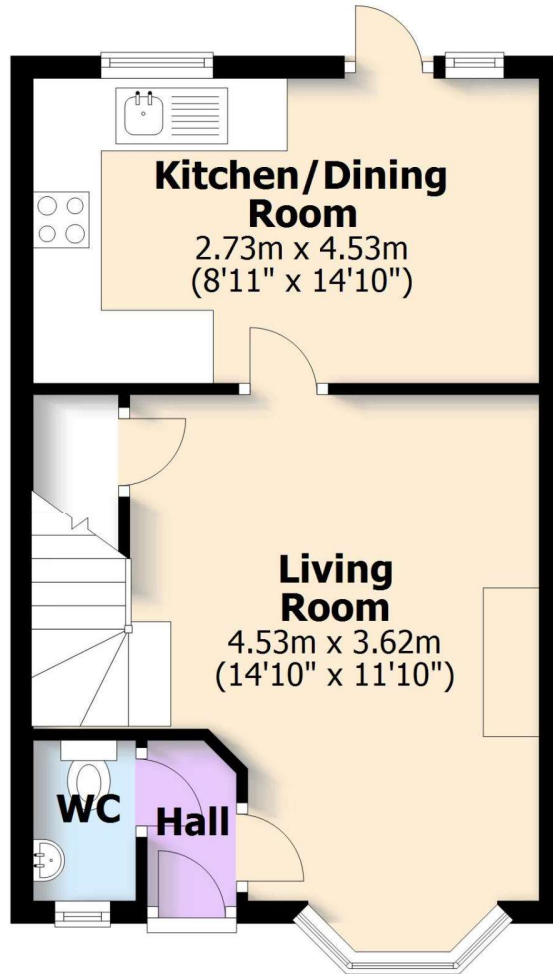


The property is situated on the popular Penrose Park development between Wokingham and Reading in the village of Arborfield. Wokingham's main line railway station is approximately 3 miles away as well as the town centre being a few hundred yards further with its eclectic range of shops, bars and restaurants. For the commuter the M4 and M3 motorways are close at hand and Reading town centre is also easily accessible.



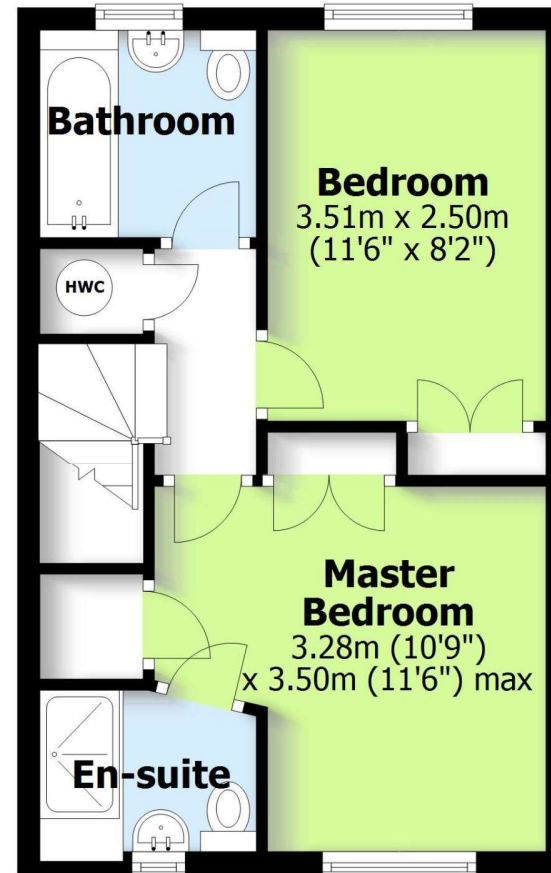
Ground Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	69	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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