

**CHAMPLAIN STREET, BERKSHIRE, RG2 6AE
OFFERS IN EXCESS OF £500,000 FREEHOLD**

MODERN VERSATILE FOUR BEDROOM TOWN HOUSE WITHIN THE GREEN PARK DEVELOPMENT

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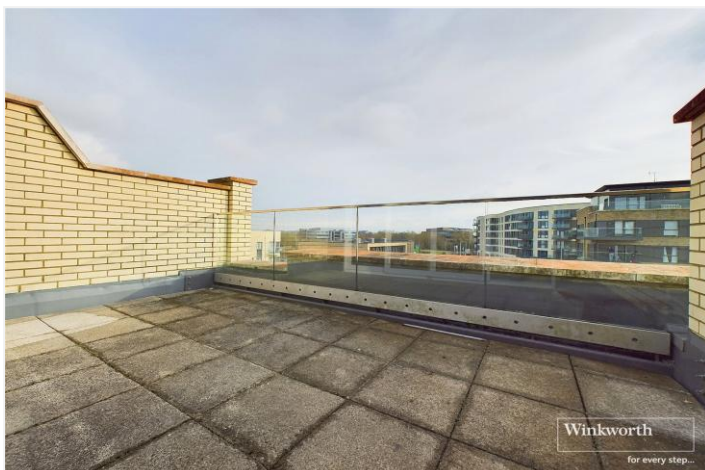


DESCRIPTION:

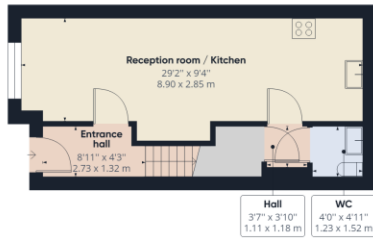
Presenting this exceptional townhouse with no onward chain, offering a Shaker style kitchen complete with integrated appliances and a cloakroom on the ground floor. The first floor boasts a versatile living room/bedroom, Further double bedroom, and a three-piece bathroom. On the second floor, the master bedroom features an en suite shower room and balcony, alongside a bedroom/study and terrace. The top floor includes a third bedroom/sun room with a roof terrace. Additional features encompass underfloor heating on the ground floor and in both bathrooms, as well as two off-road parking spaces. Revel in the luxury of this contemporary property, strategically located for easy access to amenities and transport links. Don't delay, seize the opportunity to make this remarkable townhouse your new home. Contact us now to schedule a viewing.

AT A GLANCE

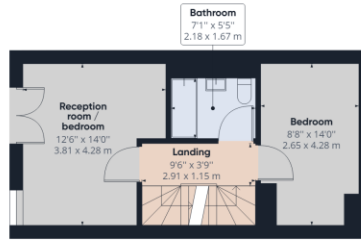
- No Onward Chain
- Four bedroom town house
- Set over four floors
- Two bathrooms
- Two parking spaces
- Balcony And Terrace Areas
- Ground Floor Cloakroom
- Green Park Village
- Versatile Accommodation



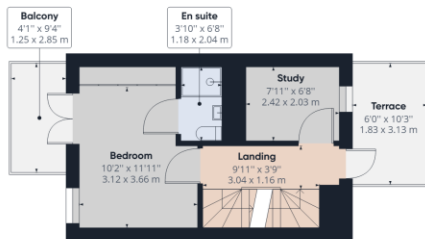




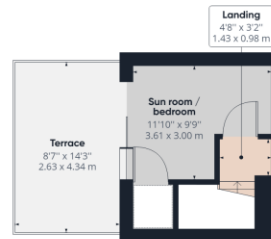
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

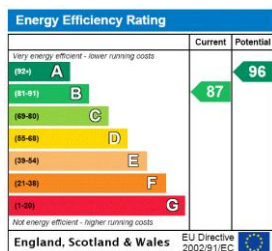
Approximate total area⁽¹⁾
 1190.17 ft²
 110.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

Ground Rent: £ 0 Annually (subject to increase)

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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