



Drayton Road, Reading, Berkshire, RG30 2PH

£2,600 per month *Unfurnished*

4  1  3 

Recently refurbished four bedroom semi-detached house located to the West of Reading town centre close to local amenities and within walking distance of Prospect Park. Accommodation is split over three floors and comprises modern kitchen/diner with bi-folding doors opening out onto the private rear garden, utility room, cloakroom and reception room on the ground floor. Two double bedrooms, en suite shower room to one bedroom and a further three piece bathroom occupy the first floor. Two further bedrooms with one benefitting from an en suite shower room are located on the top floor. Driveway parking and a garage (with an electric door) are included. Available 18th April 2026. Unfurnished.

KEY FEATURES

- Four bedroom semi-detached house
- Modern throughout
- Three bathrooms
- Off road parking & garage
- Council tax band C
- Available 18th April
- Unfurnished

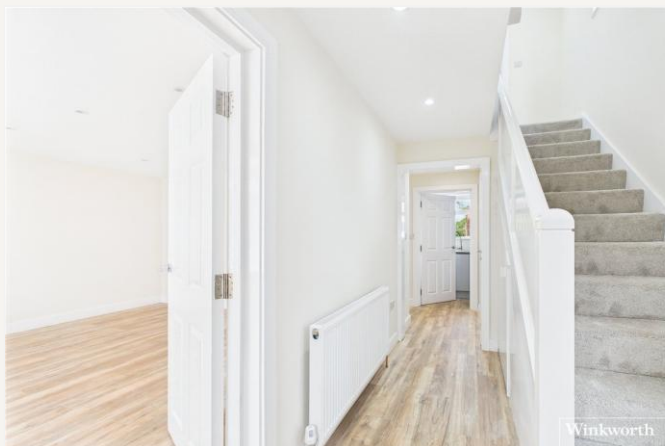


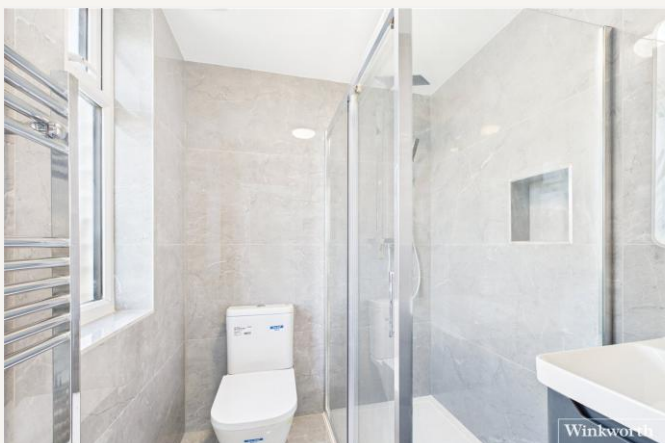
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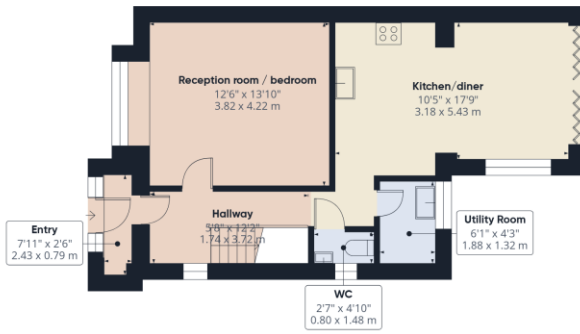
for every step...



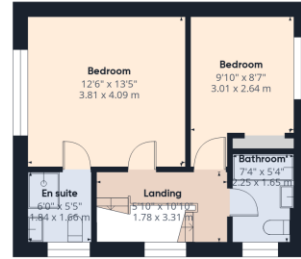


MATERIAL INFO

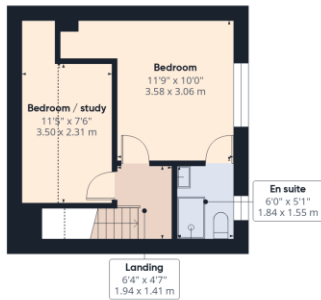
Deposit: £3,000.00
Holding Deposit: £600.00
Council Tax Band: C
EPC rating: C



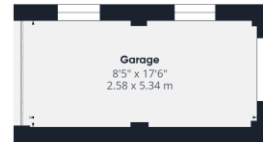
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1347 ft²

125.1 m²

Reduced headroom

50 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	84 B

<https://www.winkworth.co.uk/rent/property/REA250033>

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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