



MANSFIELD ROAD, READING, BERKSHIRE, RG1
GUIDE PRICE £550,000 FREEHOLD

**A WONDERFUL OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM
DETACHED FAMILY HOME SITUATED IN THIS QUIET CUL-DE-SAC
SETTING, WITHIN A TEN MINUTE WALK OF THE TOWN CENTRE**

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DESCRIPTION:

Offered to the market with no onward chain and situated in this prime location, set in a quiet conservation area within walking distance of the town centre and the train station, a fantastic opportunity to acquire this three bedroom detached family home. Built we believe in 1976 and offering great scope to extend (subject to the usual planning consents), the property benefits from a fantastic sized secluded southerly facing rear garden which is so rare to have these days in modern family homes. Internally comprising entrance hall, cloakroom, study, sitting room, open plan kitchen/diner, whilst to the first floor there are three good sized double bedrooms which are complemented by a family bathroom. To the rear of the property there is a covered terraced area ideal for entertaining, with central steps that lead down to the main part of the garden which is laid to lawn with mature shrub tree borders. To the front of the property there is a good sized driveway which serves access to the garage and there is a side access gate which leads to the back of the property. All in all a wonderful and rarely available detached family home, situated in this lovely quiet cul-de-sac, yet so convenient for access into the town centre, approximately a ten minute walk and also access to the train station, approximately a 20 minute walk. Reading train station provides direct links to London Paddington in just over 20 minutes and is soon to be on the tube network with the opening of Crossrail and the Elizabeth Line linking Reading to Canary Wharf and the City of London.

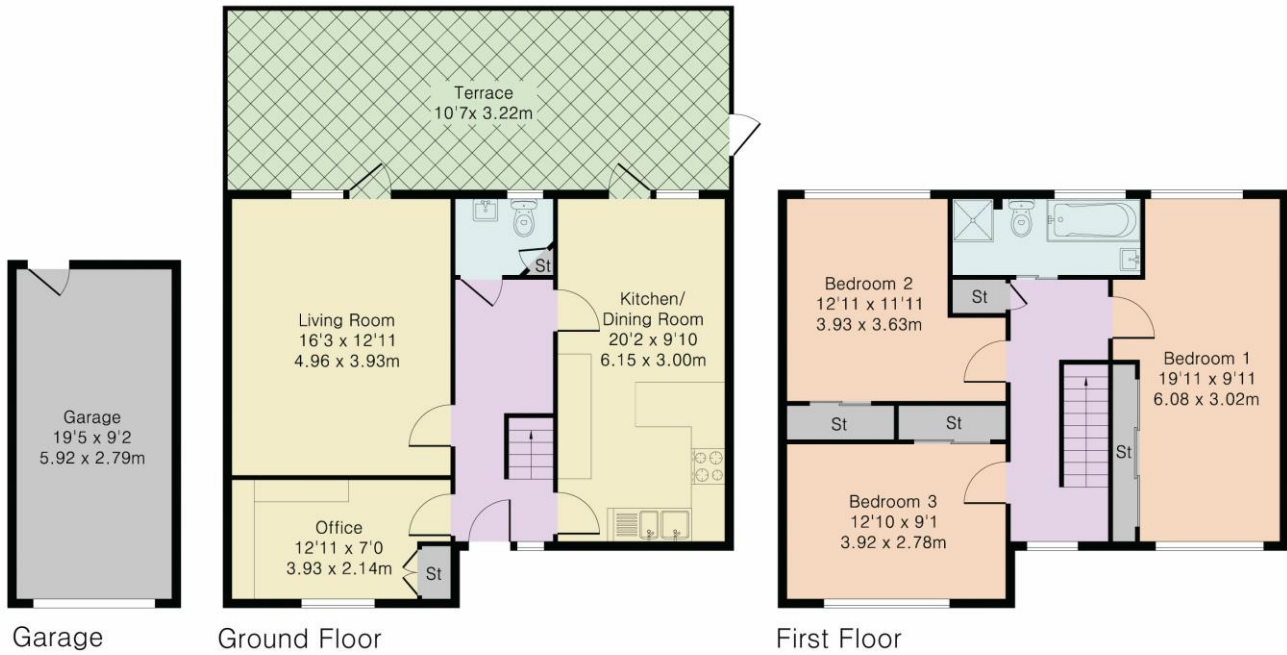
AT A GLANCE

- No Onward Chain
- Prime Location
- 1970's Detached Family Home
- Great Scope To Extend (S.T.P)
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Sitting Room & Study
- Large Secluded South Facing Rear Garden
- Garage & Driveway

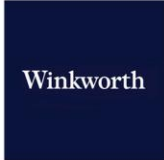




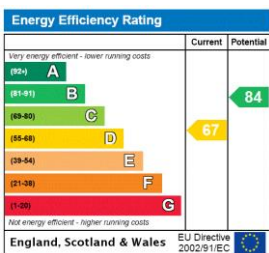
Approximate Gross Internal Area 1436 sq ft – 133 sq m
 Ground Floor Area 629 sq ft – 58 sq m
 First Floor Area 629 sq ft – 58 sq m
 Garage Area 178 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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