



**SWALLOWS CROFT, BERKSHIRE, RG1 6EH**  
**£2,200 PER MONTH UNFURNISHED**

**FIVE BEDROOM END OF TERRACE HOUSE**  
**LOCATED CLOSE TO READING TOWN CENTRE.**  
**AVAILABLE NOW.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Spacious five-bedroom end-of-terrace home situated in a prime location on the outskirts of Reading Town Centre, within walking distance of the town's amenities. This property offers excellent access to the mainline train station, the M4 motorway, and a variety of local conveniences.

The ground floor features a living room, a bright kitchen/diner and a convenient cloakroom. The first floor includes three well-proportioned bedrooms, one with an en suite shower room, and a separate three-piece family bathroom. The top floor comprises two additional bedrooms.

Additional highlights include driveway parking, a garage, and a private rear garden, perfect for outdoor enjoyment. The property is available immediately and comes unfurnished.

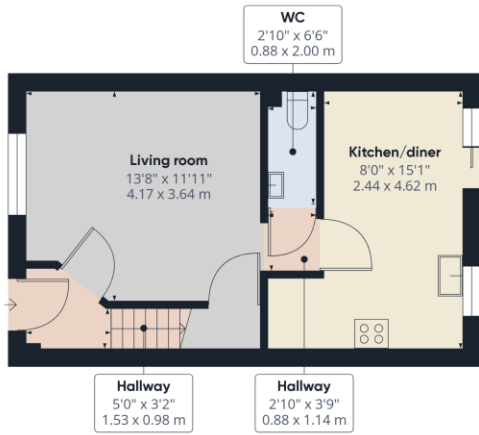
## AT A GLANCE

- Five bedroom house
- Two bathrooms
- Split over three floors
- Garage & driveway
- Council tax band D
- Available now
- Unfurnished

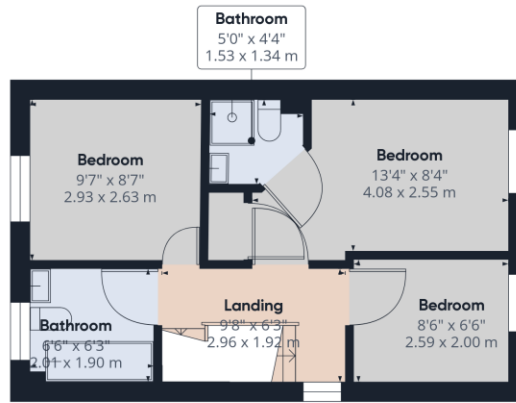








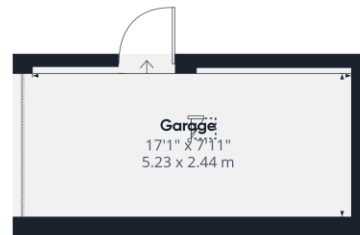
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1128.81 ft<sup>2</sup>  
104.87 m<sup>2</sup>  
Reduced headroom  
48.63 ft<sup>2</sup>  
4.52 m<sup>2</sup>

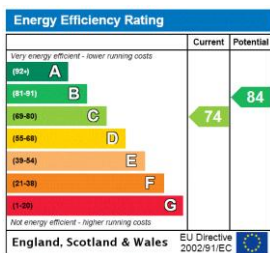
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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.



Deposit: £2,538.46

Holding Deposit: £507.69

Council Tax Band: D

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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