



DRAYTON ROAD, READING, RG30 2PH
GUIDE PRICE £550,000 FREEHOLD

AN IMPROVED, UPGRADED & EXTENDED FOUR BEDROOM FAMILY HOME OFFERED TO MARKET WITH NO ONWARD CHAIN

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DESCRIPTION:

Introducing an charming period semi-detached property showcasing an array of impressive features. This charming home boasts four bedrooms, offering ample space spread over three floors , ideal for a growing family or accommodating guests. The modern extended kitchen/dining/family room is a standout feature, complete with a roof lantern and bi-fold doors opening onto the well-proportioned rear garden, as well as integrated appliances. The ground floor also comprises a bay-fronted sitting room and a convenient shower room. Nestled in a sought-after locale, this versatile property provides a tranquil setting in close proximity to local amenities such as Prospect Park and excellent transport links. The rear garden is perfect for outdoor pursuits, and the driveway parking adds a touch of convenience. With elegant interiors and abundant natural light, this residence radiates a warm and inviting ambience. Seize this exceptional opportunity to own a comfortable and stylish property with no onward chain. Contact us without delay to schedule a viewing and secure this captivating home as your own.

AT A GLANCE

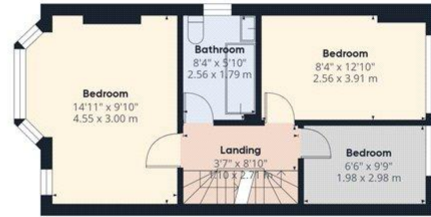
- No Onward Chain
- Four Bedrooms
- Three Storey Semi Detached House
- Modern Kitchen/Dining /Family Room
- Recently Refurbished Throughout
- Ground Floor Shower Room
- Ensuite Shower Room
- First Floor Bathroom
- Driveway Parking



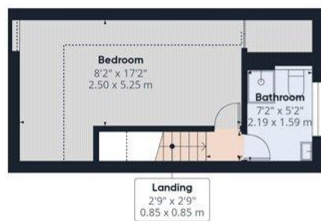




Ground Floor



Floor 1



Floor 2

Approximate total area[®]
1409.45 ft²
130.94 m²

Reduced headroom
70.27 ft²
6.53 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.

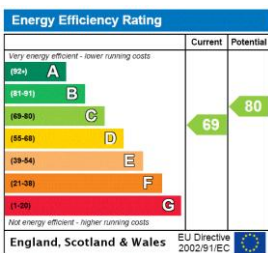
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

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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