



**THE COURTYARD, THEALE, BERKSHIRE, RG7 5BP
OFFERS IN EXCESS OF £500,000 FREEHOLD**

**A FOUR BEDROOM SEMI-DETACHED FAMILY
HOME IN A QUIET CUL-DE-SAC OF JUST 4
HOUSES IN A CONVENIENT VILLAGE SETTING**

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk



Winkworth
for every step...

DESCRIPTION:

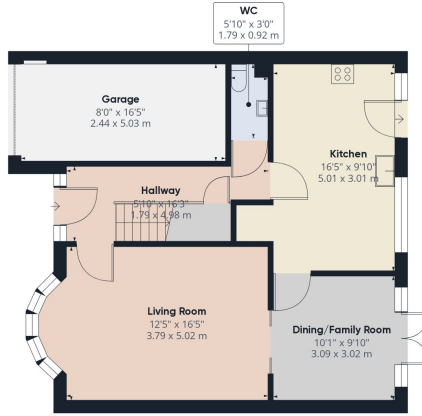
This property represents a rarely available opportunity to acquire a well-proportioned four bedroom semi-detached family home in this desirable village. Set in a quiet close of just four houses off the Englefield Road on the edge of Theale village and just half a mile from Theale Station with its direct link to London Paddington in just 37 minutes. The high street is also an easy walk and provides a host of amenities including a good selection of pubs, cafes, restaurants, a post office, hair dressers and general stores such as the Co-op which is open late and offers groceries and general shopping. For further shopping options the Sainsbury's superstore in Calcot is an easy drive over junction 12 of the M4. Theale has an outstanding primary school (Theale Church of England Primary) as well as a good secondary school (Theale Green) making it a great place for families. There is a golf club, plenty of lovely green spaces and country walks close by and as well as the train station the village offers excellent transport links via the M4 at Junction 12 and the A4 (Bath Road). Ground floor living accommodation comprises, a living room with bay window at one end and double doors opening into a second reception room at the other, a fitted kitchen/breakfast room and WC. The kitchen and second reception room both offer access to the low maintenance courtyard garden to the rear of the house. On the first floor there are four bedrooms and a family bathroom with bath and separate shower. There is an integrated garage and driveway parking to the front. This property represents a rarely available opportunity to acquire a well-proportioned four bedroom semi-detached family home in this desirable village.

AT A GLANCE

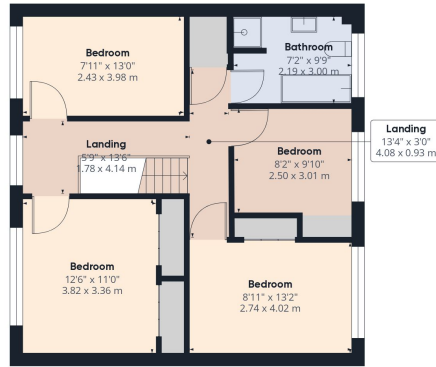
- Four Bedroom Semi-Detached Family Home
- Quiet Cul-de-sac in Convenient Village Setting
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Bathroom with Bath and Separate Shower
- Ground Floor WC
- Private Courtyard Garden
- Garage and Driveway Parking







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1417.81 ft²
131.72 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.

Calculations are based on RICS IPMS 3C standard.

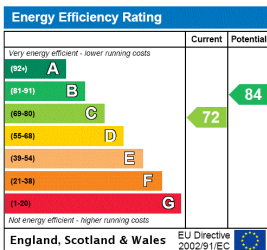
GIRAFFE360

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.

Tenure: Freehold

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.