



VIRGINIA WAY, BERKSHIRE, RG30 3QS  
**GUIDE PRICE £440,000 FREEHOLD**

**THREE BEDROOM THREE STOREY FAMILY HOME  
WITH CONVERTED LOFT ROOM CURRENTLY USED  
AS A DOUBLE BEDROOM**

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## DESCRIPTION:

Nestled in a sought-after residential area, this three-storey family home has been extended to offer three/four bedrooms, making it ideal for a growing family. The property features an impressive modern open-plan kitchen/dining room, perfect for entertaining or enjoying family meals. Additionally, the ground floor comprises a convenient cloakroom and a spacious dual-aspect living room.

Upstairs, you will find a family bathroom and three well-proportioned bedrooms, with an converted loft room currently serving as a 4th double bedroom, accessible via either bedroom 1 or 3. The property also boasts a large fully enclosed garden, providing a secure and private outdoor space for relaxation or play.

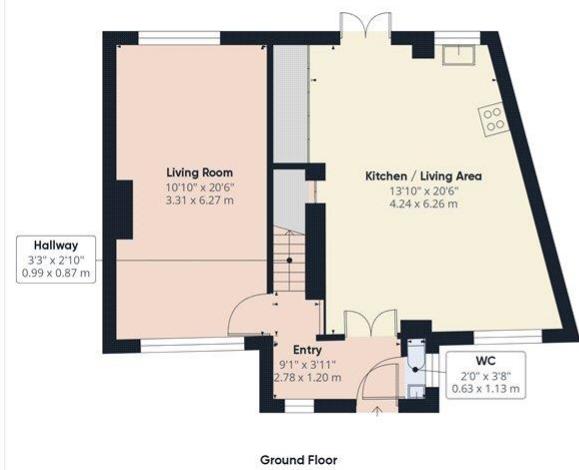
With driveway parking adding to its appeal, this home seamlessly combines practicality with comfort, offering a mix of adaptable living areas and modern amenities. Positioned in a desirable location with easy access to amenities and good transport links, this property presents an excellent opportunity for those in search of a spacious and flexible family residence. Don't miss out - schedule a viewing today to secure this fantastic property

## AT A GLANCE

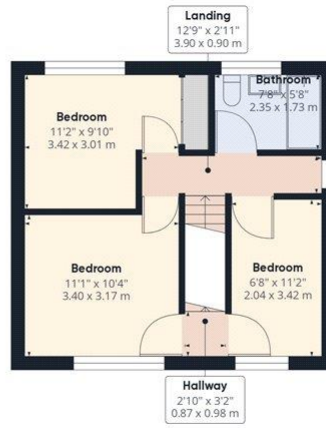
- Three Storey Versatile Family Home
- Loft Room Currently Used As A Double Bedroom
- Three Well- Proportioned Bedrooms
- Fully Enclosed Garden With Covered Decking Area
- Large Open Plan Modern Kitchen /Dining Room
- Ground Floor Cloakroom
- Driveway Parking
- Extended



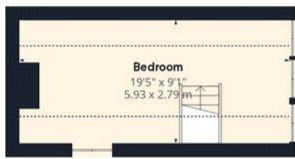




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 1203.09 ft<sup>2</sup>  
 111.77 m<sup>2</sup>

**Reduced headroom**  
 67.32 ft<sup>2</sup>  
 6.25 m<sup>2</sup>

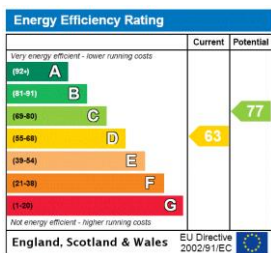
(1) Excluding balconies and terraces

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.

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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

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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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