



**GOODBOYS LANE, GRAZELEY GREEN, READING, BERKSHIRE, RG7 1ND**  
**GUIDE PRICE £650,000 FREEHOLD**

**A SPACIOUS 3/4 BEDROOM BUNGALOW IN A  
QUIET SEMI-RURAL LOCATION OCCUPYING A  
LARGE PLOT OF APPROXIMATELY 0.2 ACRES**

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

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## DESCRIPTION:

A spacious three/four bedroom detached bungalow occupying this generous plot on the quiet country lane. The property offers potential to develop with a previous, now lapsed, planning application to create a five bedroom, two bathroom two storey house approved in 2009. The living accommodation currently comprises, a generous living room, three spacious bedrooms one of which has two doors for access and used to be two bedrooms and could again be easily reconfigured, a family bathroom, WC and a re-fitted kitchen diner with a range of integrated appliances. There is a large rear garden and ample of road parking for several cars. This unique home in this lovely setting is being sold with no chain complication and would suit someone downsizing, make a great family home or offer someone the opportunity to further develop subject to the usual planning conditions.

## AT A GLANCE

- Three/Four Bedroom Bungalow
- Quiet Semi-Rural Setting
- Generous Plot of Approximately 0.2 Acres
- Contemporary Kitchen/Breakfast Room
- Spacious Lounge
- Private Gardens and Off Road Driveway Parking
- No Chain Complications









**Approximate total area<sup>(1)</sup>**  
1244.74 ft<sup>2</sup>  
115.64 m<sup>2</sup>

(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.

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

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

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

**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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