



DENBEIGH PLACE, READING, RG1 8QE  
GUIDE PRICE £475,000 FREEHOLD

## THREE BEDROOM SEMI DETACHED HOUSE CLOSE TO READING TRAIN STATION.

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

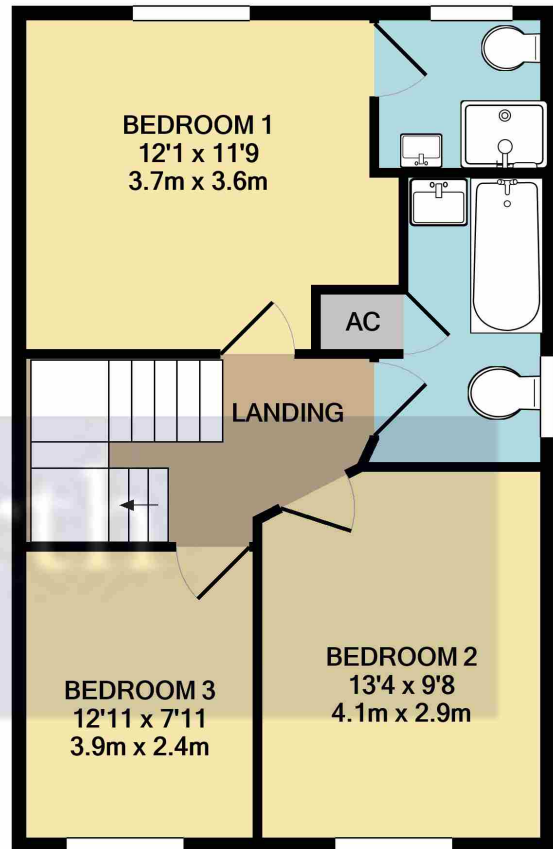
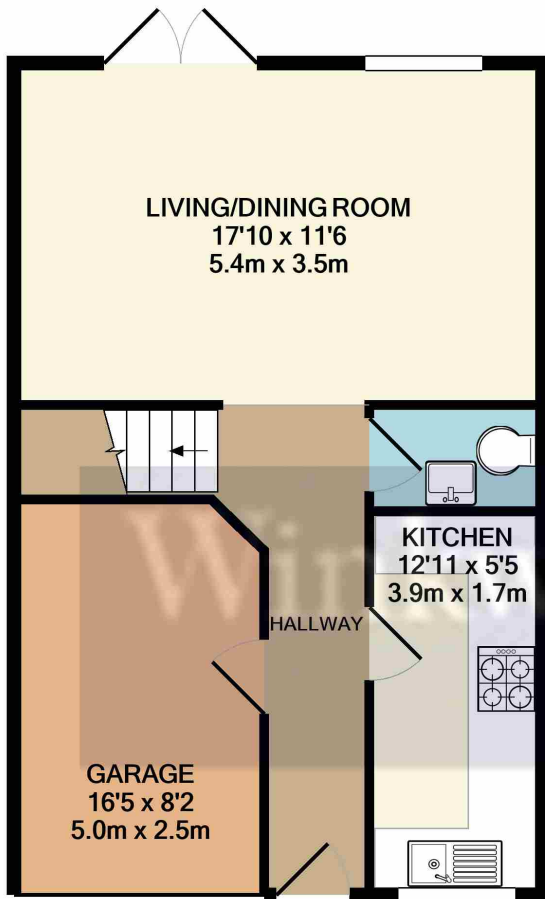
A three bedroom semi detached house a short walk from Reading Train Station, the River Thames and the centre of Caversham. The property is ideally located in a quiet cul de sac yet offering excellent access to local amenities and transport links. Accommodation comprises; a spacious living/dining room which accesses the private rear garden, a fitted kitchen and cloakroom on the ground floor. The first floor has three double bedrooms, the master with an en suite shower room and a family bathroom. The property further benefits from driveway parking and a garage and is being sold with no chain complications.

## AT A GLANCE

- Three Bedroom Semi-Detached House
- Excellent Location Close to River Thames and Reading Station
- Lounge/Diner
- Fitted Kitchen
- Two Bathrooms and Ground Floor WC
- Private Rear Garden
- Garage and Off Road Parking







GROUND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

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:** To be advised  
**Term:** Expires -  
**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.

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

**Winkworth**

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.