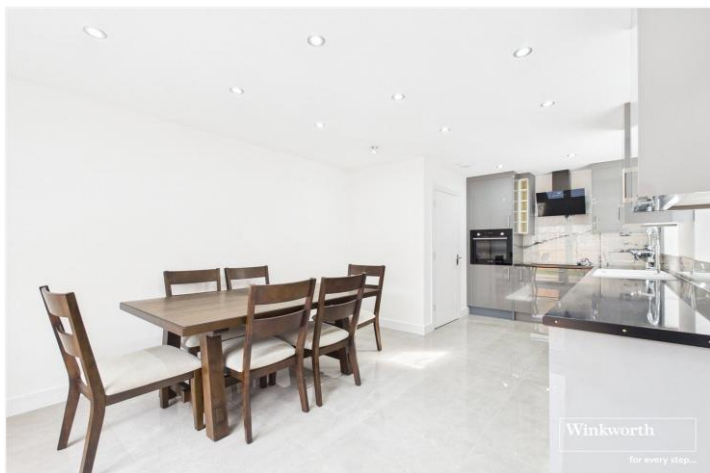




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HOWARD STREET, BERKSHIRE, RG1 7XS
OFFERS IN EXCESS **£500,000** FREEHOLD

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, A
SUPERB BRAND NEW 3 DOUBLE BEDROOM DETACHED
HOME FINISHED TO A HIGH STANDARD THROUGHOUT.**

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DESCRIPTION:

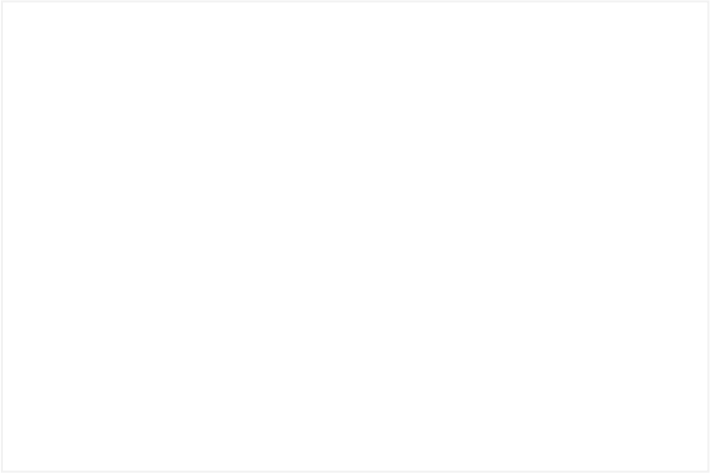
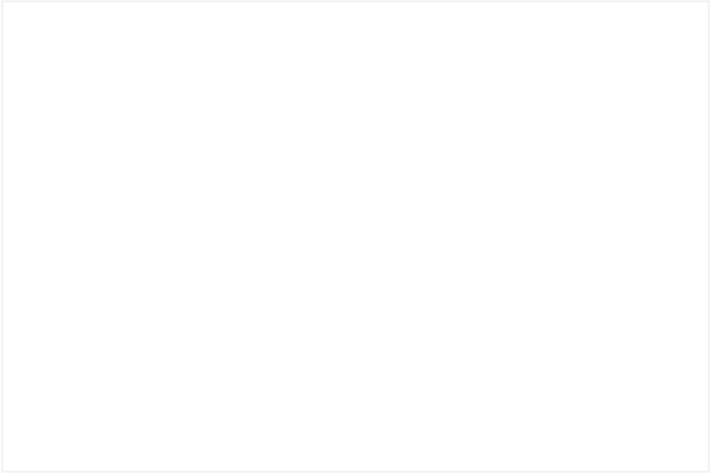
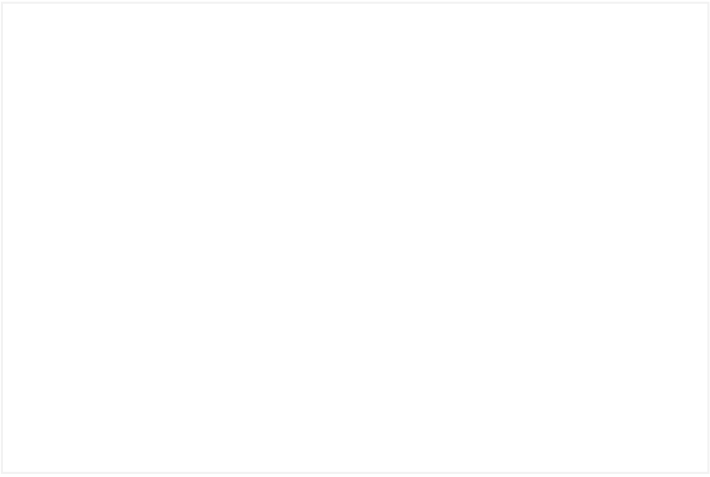
Offered to the market with no onward chain, a superb brand new 3 double bedroom detached home finished to a high standard throughout. Ideally positioned for commuters being situated in this prime location, within easy walking distance of both the town centre and train station. The impressive accommodation comprises of a separate lounge, kitchen/dining room both with double doors opening onto the side garden with patio area, downstairs cloakroom, electric gate to the front. To the first floor there are two good sized double bedrooms which are complemented by a bathroom, second floor comprises of large storage cupboard, master bedroom with ensuite. The property has a ground source heat pump and underfloor heating downstairs. Reading train station serves direct access to London Paddington in under 25 minutes and on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

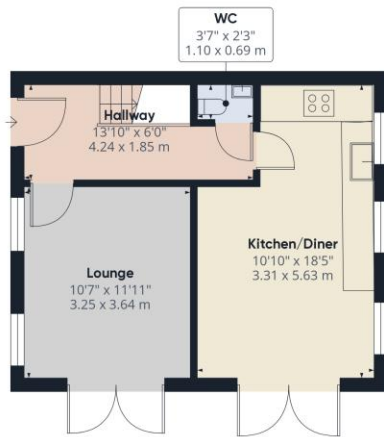
AT A GLANCE

- Three Double Bedroom Detached House
- Conservation Area
- High Specification Throughout
- Kitchen/Diner & Separate Lounge
- Private Gated Garden
- Conservation Area
- Close Proximity To Town Centre & Train Station
- No Onward Chain





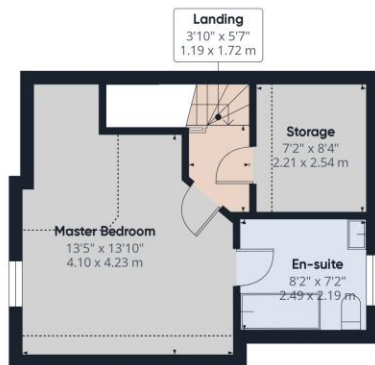




Ground Floor



Floor 1



Floor 2

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Approximate total area¹

1089.42 ft²

101.21 m²

Reduced headroom

113.14 ft²

10.51 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.

GIRAFFE 360

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: TBC

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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