

MONKS WAY, READING, RG30 3DP  
**£575,000 FREEHOLD**

## FIVE BEDROOM BAY FRONTED 'HADDOCK' SEMI IN A PRIVATE ROAD

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## DESCRIPTION:

Set in a sought after private road on the outskirts of Reading town centre this impressive 1930's Haddock built semi enjoys an enviable 120ft rear garden and has a private driveway leading to a garage.

This family home has been extended into the loft to provide two further bedrooms (could be knocked thru to make one larger bedroom) and an impressive shower room to compliment the other three bedrooms and family bathroom on the 1st floor. Downstairs comprises an impressive entrance hall, two separate reception rooms and modern kitchen.

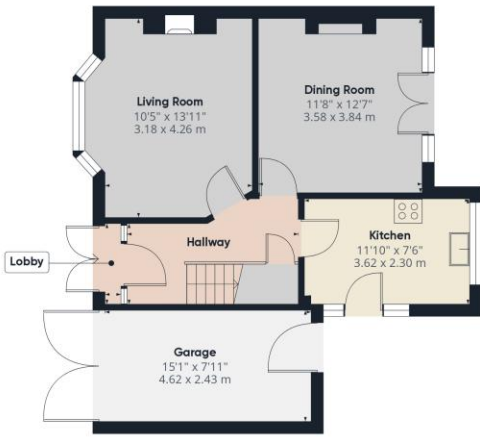
This tidy home has cope for extension and comes to the market with no onward chain complications.

## AT A GLANCE

- Five bedroom semi-detached
- Sought after private road
- Two separate reception rooms
- 120ft rear garden
- Extended into the loft
- Two bathrooms
- No onward chain complications
- Garage and driveway







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 1315.89 ft<sup>2</sup>  
 122.25 m<sup>2</sup>

**Reduced headroom**  
 30.92 ft<sup>2</sup>  
 2.87 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 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.

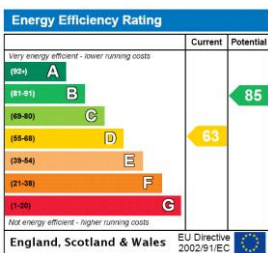
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**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.



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