



Elk Path, Three Mile Cross, Reading, RG7 1WE

£410,000

**Walmsley**

## Elk Path, Three Mile Cross, Reading, RG7 1WE

An immaculately presented, 3 bedroom semi-detached property enjoying a prime position in a quiet, no-through-traffic area of Three Mile Cross. The light and spacious accommodation comprises: entrance hall, W/C, sitting/dining room, fitted kitchen, 3 bedrooms with en-suite to master and family bathroom. Externally the property benefits from a private, enclosed rear garden with direct access to garage and off road parking as well as side access.

Situated within easy reach of excellent public transport links, local schools, and a variety of amenities, this home offers both convenience and a great quality of life. Nearby green spaces provide opportunities for outdoor activities, while larger shopping destinations, including Wokingham and Reading's Oracle Shopping Centre, are just a short drive away.

Annual service charge - £290.00 (£145 every 6 months)

EPC - C

Council Tax Band - D

## Tenure - Freehold





- En-suite
- 3 bedrooms
- Garage
- Off road parking
- Semi-detached
- Beautifully presented





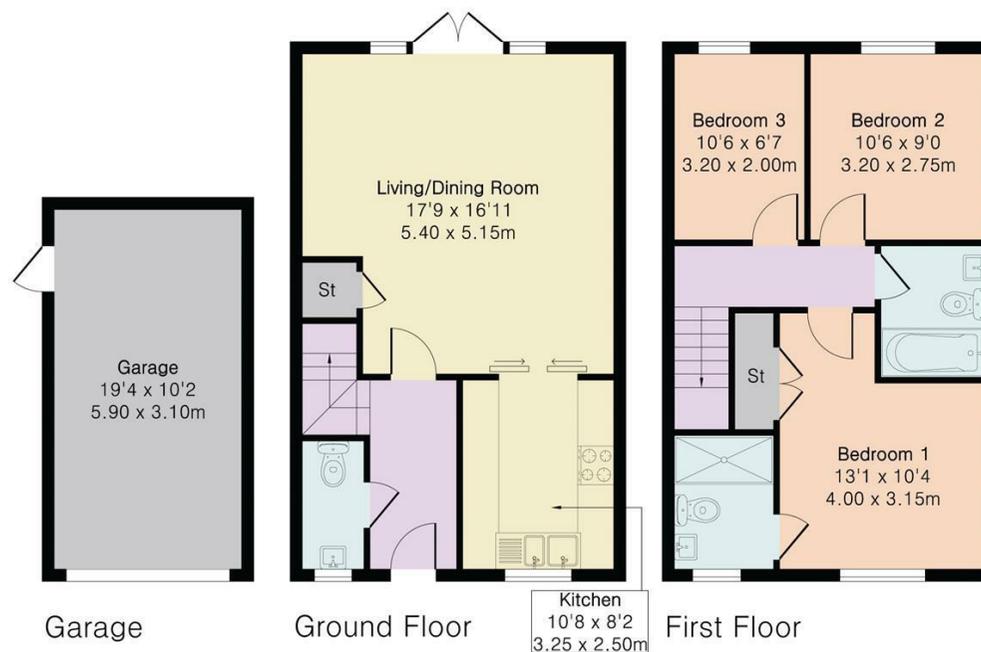


**Approximate Gross Internal Area 1133 sq ft - 106 sq m  
(Including Garage)**

Ground Floor Area 468 sq ft – 44 sq m

First Floor Area 468 sq ft – 44 sq m

Garage Area 197 sq ft – 18 sq m



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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