



£630,000 Freehold

8 Notley Place, Reading, RG4 8PW



Walmsley Estate Agency are pleased to offer to the market this elegant three-bedroom end townhouse, situated within an exclusive, private gated development, siding on to the conservation area. The spacious accommodation comprises entrance hall, VVC, integrated kitchen/breakfast room with granite work tops and French doors leading to front garden area, open plan sitting/dining room, conservatory, landing, two first floor bedrooms with en suite to master and a modern family bathroom. To the second floor there is additional double bedroom with fitted wardrobes and en-suite. Externally the property benefits from two allocated parking spaces and attractive enclosed rear garden

Notley Place is conveniently located within close proximity of both Caversham and Reading town centres, with its variety of shops, pubs, restaurants, and urban retreats including the Thames Lido. Not to mention the idyllic River Thames, with its various leisure pursuits. Reading station is also located within approximately 1.6 miles walking distance, with the introduction of its new Crossrail services, as well as its fast, regular services to London (Paddington approx. 30 mins). EPC rating C. Council tax band F.

* Gated development - communal charges payable of £800 (£400 twice yearly).

