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4 Grantham Road, Reading, Berkshire, RG30 3NJ
Guide Price £435,000 Freehold

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Residential Sales & Lettings

- Extended Semi-detached Home
- Front Aspect Living Room
- 3 'Well Proportioned' Bedrooms
- 40' Rear Garden With Decking Area
- UPVC Double Glazing Throughout

- Popular cul-de-sac location
- Spacious Kitchen/Diner
- Family Bathroom With Separate Walk In Shower
- Driveway Parking With Garage
- Gas Fired Central Heating

Situated in a desirable cul-de-sac in the ever popular Kennet Valley area of Southcote, this well maintained extended semi-detached property is ideally located approximately 3 miles west of the Reading town centre and within half a mile of a host of convenience stores and amenities. Open countryside with The Holy Brook and River Kennet, Prospect Park, sought after primary and secondary schools, local shops including a choice of supermarkets and numerous pubs. There are also excellent transport links with multiple bus services within a short walk, good access to both Reading West and Reading Mainline Train Station plus being under a 3 mile commute from Junction 12 of the M4 Motorway via the nearby A4 Bath Road.

Beautifully maintained throughout by the present owners, the accommodation comprises of entrance hall with stairs to First Floor, doors to a useful cloakroom and a large front aspect living room. This in turn, opens up to a spacious open plan kitchen/diner, remodelled and re-fitted with a breakfast bar, integrated Neff oven, hob, microwave, dishwasher and fridge/freezer. Patio doors from the kitchen area open to a versatile UPVC conservatory (with French doors to rear garden. On the First Floor, the landing services 3 'good sized' bedrooms (bedroom 1 benefitting from built in cupboards) and a modern tiled family bathroom with heated towel rail, bath and separate walk in shower. Externally, the rear garden is enclosed by wooden fencing and measures approximately 33' in length by 30 in width. The majority of the rear garden is lawn with a decking area to the rear. To the front, the driveway provides parking for 3 car and access to garage with up and over door, light and power.

Complemented by UPVC double glazing and gas fired central heating to radiators, this sought after home also offers the potential for further enlargement if desired (and subject to consents) with opportunity to the loft space. To discuss this property in further detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

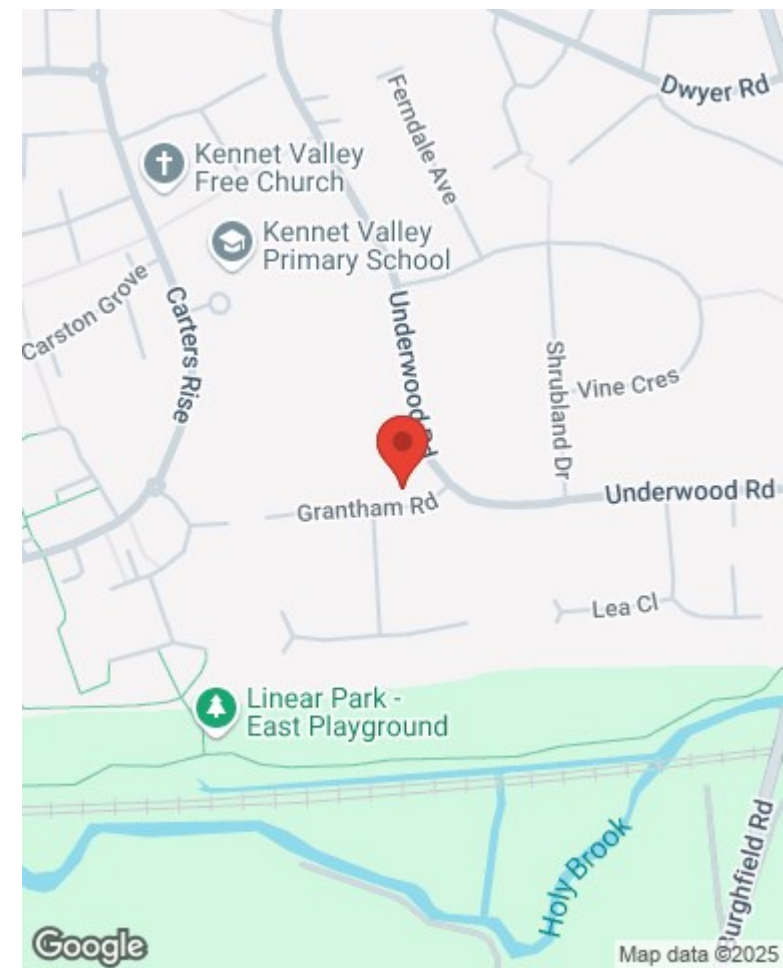
West Berkshire Council - Band D



Approx Gross Internal Area
108 sq m / 1159 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

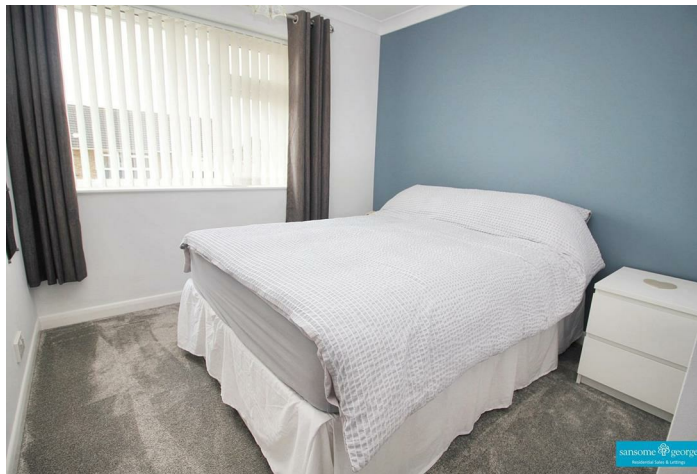


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	81

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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