



3 Underwood Road, Southcote, Reading, RG30 3LY
Guide Price £450,000 Freehold

sansome & george
Residential Sales & Lettings

- Extended Semi Detached House
- Fantastic Multifunctional Garden Room
- Ample Driveway Parking
- Living Room Opening to Dining Room
- 3 Bedrooms All With Fitted Storage

- No 'Onward Chain' Complications
- Maintained To A High Standard Throughout
- Porch & Entrance Hall
- Fitted Kitchen Plus Utility Room
- Front & Rear Gardens

Offered to the market with the added advantage of no 'onward chain' complications, this popular extended semi detached house is beautifully presented and maintained to exacting standards throughout. This sought after property is ideally located in the Kennet Valley, Southcote area on the outskirts of Reading and is ideally located with Town Centre and the M4 Motorway a simple commute of circa 3 miles but within close proximity of frequent bus services, local shops and supermarkets as well as Prospect Park, reputable schools, and the River Kennet surrounded by countryside with a lovely riverside pub.

Complemented by a driveway continuing to the side of the property providing ample parking, the lawned front garden sits behind a low brick wall. The front door opens to a useful porch which in turn leads to the entrance hall where stairs rise to the first floor and door lead to the kitchen and the living room. The living room features a front aspect bow window and gas fire and has a squared opening leading to the dining room with French doors opening to the garden. A door from the dining room also leads to the well appointed side aspect kitchen which in turn leads through to an adjoining utility room. On the first floor the side aspect landing gives access to 3 separate and well proportioned bedrooms which are serviced by a 3 piece bathroom with heated towel rail and shower over bath with glazed shower screen. All 3 bedrooms feature fitted storage. From the landing, a hatch with fitted ladder accesses a loft space which is boarded, insulated and houses the gas fired combination boiler (installed Nov 2016).

Outside, the rear garden boasts a predominantly southerly aspect and is enclosed by wooden fencing with secure gates giving access to the driveway. A paved patio area from the utility room and dining room continues to paved paths across a lawned garden. Another very notable feature of the property is the superb detached garden room/outbuilding which spans the foot of the rear garden. This versatile space has been built and almost 'over engineered' to exacting standards and to a very high specification and would make an ideal home office, gym, studio, bar or workshop.

Please contact Sansome & George Estate Agents for more information or to discuss this outstanding home in more detail or to arrange a viewing appointment. A full detailed brief is available upon request.

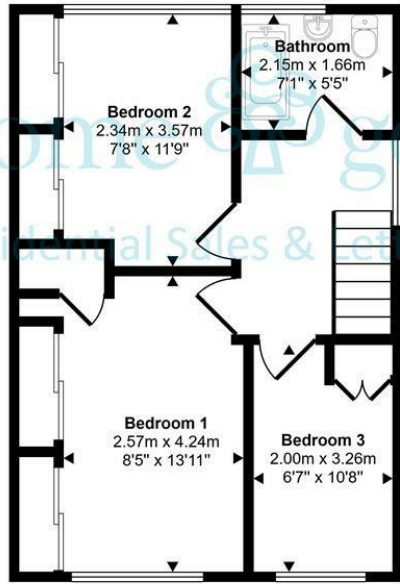
Reading Borough Council - Band D



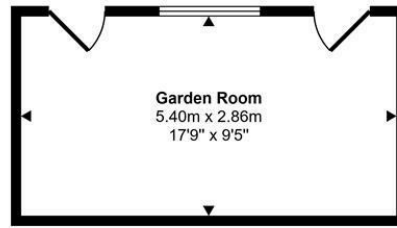
Approx Gross Internal Area
107 sq m / 1148 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft

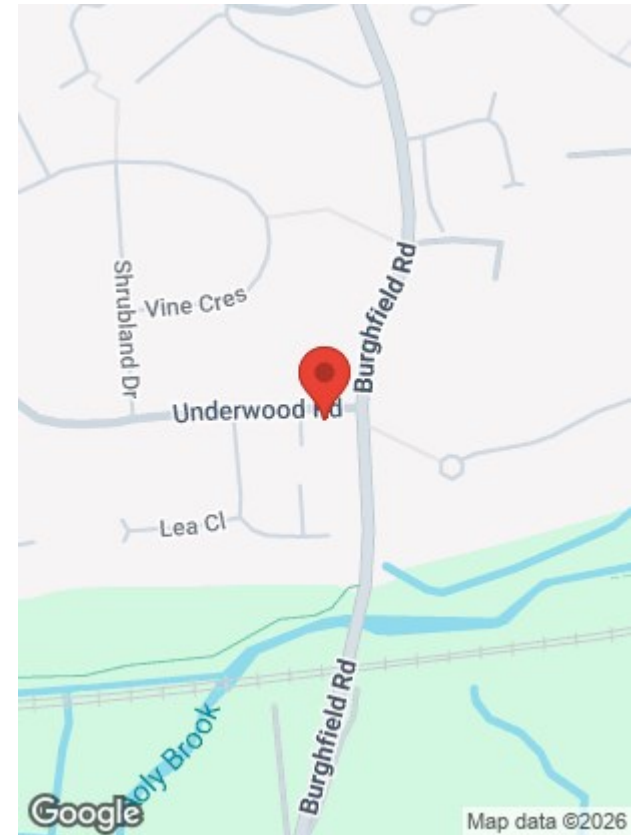


First Floor
Approx 43 sq m / 459 sq ft



Second Floor
Approx 16 sq m / 167 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		73	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com