



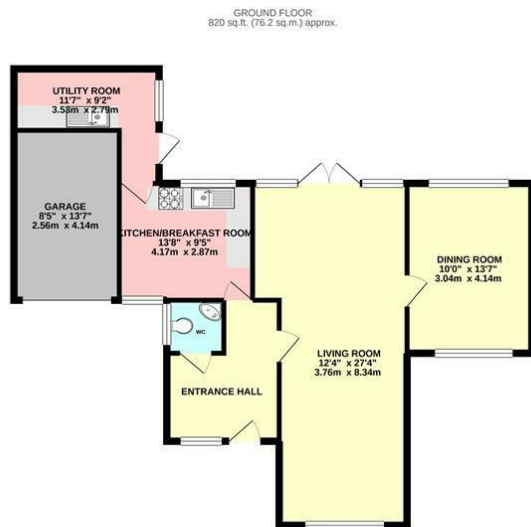
40 Fontwell Drive  
Reading, RG30 4QR



Guide price £500,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 40 Fontwell Drive



TOTAL FLOOR AREA - 1278 sq.ft. (118.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## DESCRIPTION:

VP - Presented to the market is this three bedroom extended detached house set in a sought after location off New Lane Hill with excellent access to schools, amenities and major transport links. The accommodation comprises of entrance hall, cloakroom, 27ft living room, 13ft dining room, 13'7" kitchen/breakfast room and utility room. Upstairs the property offers three good size bedrooms and a family bathroom. Other features include spectacular views from the front of the property across the valley, gas central heating, double glazed windows, garage with loft storage areas, attractive well stocked gardens both front and rear, large driveway with parking for several vehicles. Viewing recommended. Great potential to extend, subject to planning.

## SUMMARY OF ACCOMMODATION:

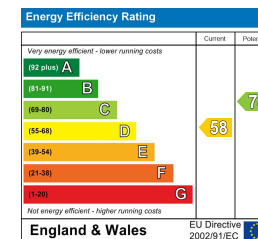
- CUL DE SAC LOCATION
- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LANDSCAPED REAR GARDEN
- STUNNING VIEWS
- GARAGE & OFF ROAD PARKING
- UTILITY ROOM
- EXTENDED

## ADDITIONAL INFO:

Approx.net floor area: 118.7 sq.m  
Local Authority: Reading Borough Council  
Tax Band: E  
Approx. Distances:  
Tilehurst Railway Station: 2.5 miles  
M4 motorway (J12): 2.5 miles

## VIEWING STRICTLY BY APPOINTMENT:

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W: www.villageproperties.co.uk



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