



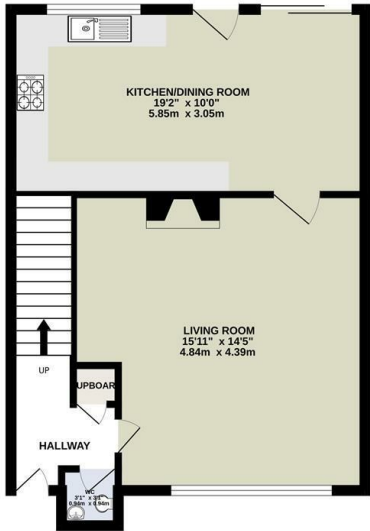
37 Edenham Crescent  
Reading, RG1 6HU

Guide price £415,000 Freehold

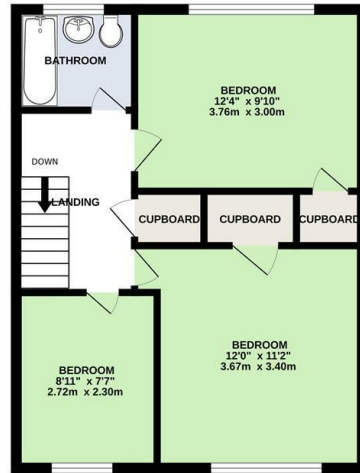
[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 37 Edenham Crescent

GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.9 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 as to their operability or efficiency can be given.  
Made with Metropix ©2023

## DESCRIPTION:

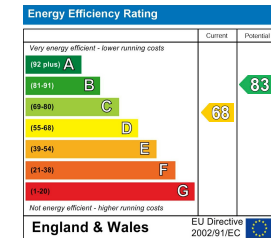
VP – Presented to the market is this semi-detached house situated in a popular location near the A4 Bath Road within walking distance to Reading town centre plus offers easy access to M4 junction 11 and 12.

The accommodation consists of entrance hall, ground floor w.c., front aspect lounge, a spacious rear aspect kitchen/dining room with patio doors to garden. On the first floor you'll find 3 bedrooms and a bathroom. Other benefits include a detached garage, landscaped rear garden, and a lengthy driveway offering ample off-road parking.

## SUMMARY OF ACCOMMODATION:

- 3 BEDROOMS
- LARGE DRIVEWAY
- KITCHEN/DINING ROOM
- 1.1 MILES TO READING WEST STATION
- GREAT FOR THE COMMUTER
- DETACHED GARAGE
- 1.4 MILES TO READING TOWN CENTRE
- LANDSCAPED REAR GARDEN

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

92 School Road  
Reading  
RG31 5AU

Get Social

