

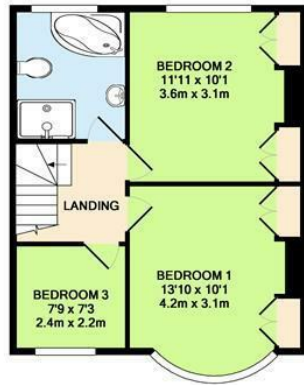


5 Baydon Drive
, RG1 6JB

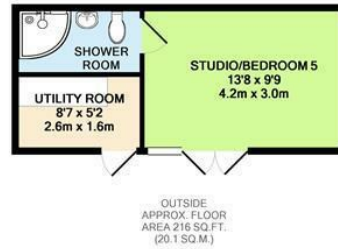


Guide price £650,000 Freehold

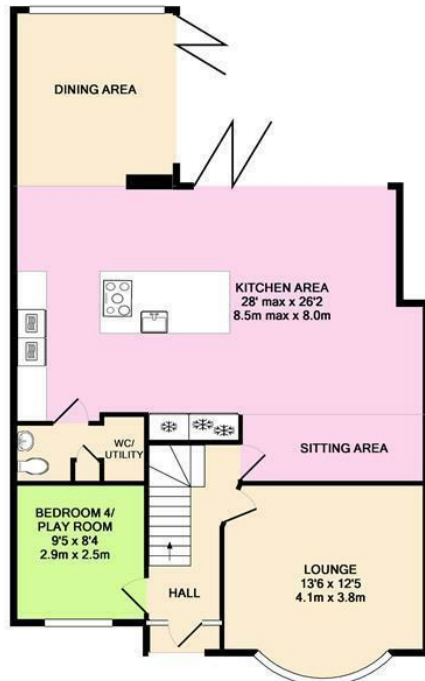
VillageProperties.co.uk



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)



OUTSIDE
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 995 SQ.FT.
(92.5 SQ.M.)

DESCRIPTION:

VP - Presented to the highest standard is this very impressive 4/5 bedroom extended bay fronted semi-detached house situated in a sought after location on a pleasant cul de sac within walking distance to Reading town centre, only 1.3 miles to Reading mainline station plus only 2.5 miles to M4 J11 and easy access to M4 J12 via Bath Road.

This immaculate property boasts spacious accommodation including a 'jaw dropping' 28' x 26' open plan kitchen/living/dining area with high spec finishing's such as granite worktops, built in appliances, stunning floor tiles, bi-fold doors, just to name a few. Also you'll find a separate lounge, utility room, downstairs WC, bedroom 4/office and on the first floor, 3 good sized bedrooms and a fantastic refitted bath & shower room.

You'll also find at the bottom of the garden a self contained studio comprising of a bedroom, luxuriously fitted shower room and a utility room (see floor plan for more info) but could also be an office, family room etc.

Front garden : Large brick paviour driveway, lawn area and enclosed by remote control electric gates.

Rear garden : Privately enclosed landscaped rear garden, with patio areas, decorative hedging and planted borders plus a paved path leading to Garden studio.

SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- OUTBUILDING/ANNEX
- OFF ROAD PARKING
- OFFICE ROOM
- 4/5 BEDROOMS
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- DOWNSTAIRS WC
- BAY FRONTED LIVING ROOM

ADDITIONAL INFO:

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	

VIEWING STRICTLY BY APPOINTMENT:

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

92 School Road
Reading
RG31 5AU

