



46 Sweet Briar Drive
, RG31 7AD

Guide price £320,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

46 Sweet Briar Drive

DESCRIPTION:

VP - NO ONWARD CHAIN

360 VIRTUAL TOUR.

Presented to the market is this two double bedroom property with allocated parking. The accommodation comprises entrance porch, living/dining room and a kitchen. On the first floor there are two bedrooms and a bathroom suite.

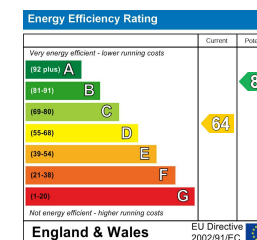
Externally there is a rear garden with a rear access gate. This property is within excellent access to Linear park, bus routes '26 & 1', local schools, Sainsbury's shopping centre, gym and M4 junction 12 of the M4.

Council tax band - C (West Berkshire)

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- EXCELLENT CONDITION
- REAR ACCESS TO GARDEN
- 1 MINUET WALK TO LINEAR PARK
- 1 MILE TO M4 JUNCTION 12
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- CUL DE SAC LOCATION
- 0.9 MILES TO SAINSBURYS
- 3.8 MILES TO READING TOWN CENTRE

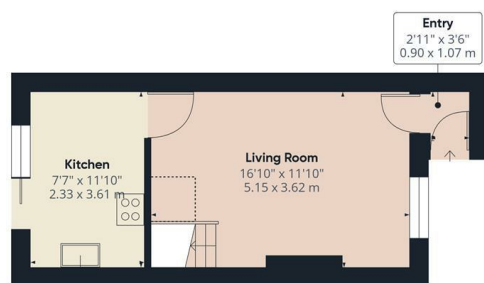
ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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

92 School Road
Reading
RG31 5AU



Ground Floor



Floor 1



Approximate total area⁽¹⁾

551.01 ft²
51.19 m²

Reduced headroom

8.28 ft²
0.77 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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