

Vp

17 Warbreck Drive
, RG31 6FE

Guide price £475,000 Freehold



VillageProperties.co.uk

17 Warbreck Drive

DESCRIPTION:

VP - Presented to the market is this extended end-terrace house with three generously sized bedrooms, including an en suite shower room to the master bedroom. This property is ideal for families seeking both space and convenience.

The heart of the home features an open plan living, dining, and kitchen area, creating a warm and inviting atmosphere for entertaining or relaxing with loved ones. The double storey extension enhances the living space, ensuring that every corner of the home is utilised effectively. The stunning family bathroom adds a touch of luxury, making daily routines a pleasure.

Outside, the low-maintenance rear garden provides a peaceful retreat, with direct access to the garage and additional parking spaces. This practical feature is complemented by allocated parking, ensuring that you and your guests will always have a convenient place to park.

The location is superb, with easy access to Cotswold sport centre, local schools, amenities, and bus routes, making daily life effortless. Additionally, the nearby Tilehurst train station offers excellent transport links for those commuting to the city or beyond.

This property is not just a house; it is a home that promises comfort, convenience, and a wonderful lifestyle in a sought-after area. Don't miss the opportunity to make this delightful residence your own. Council tax band - C

SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- TWO BATHROOMS
- PARKING
- CUL DE SAC LOCATION
- CLOSE TO COTSWOLD SPORT CENTRE
- DOUBLE STOREY EXTENSION
- GARAGE
- GARDEN WITH REAR ACCESS
- OPEN PLAN KITCHEN/DINING/LIVING AREA

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

Get Social

