



FAWN DRIVE, THREE MILE CROSS, READING, BERKSHIRE, RG7
£700,000 FREEHOLD

A CONTEMPORARY EXTENDED FOUR BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME

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DESCRIPTION:

This extended four bedroom, four bathroom family home was built in 2014 and has since been subject to many improvements and is for sale with no chain complications. This lovely property is conveniently located offering excellent transport links via the M4 at junction 11 and Mereok Park and Ride from where regular buses into Reading Town Centre are available (15-20 minutes in to town centre and 20 to Reading Station) as well as bus services further afield including Heathrow and Gatwick. Extended by the current owners in 2018, the property now offers almost 2000 sq. ft. of living accommodation. The two storey extension has added a 25ft bright family room which opens onto the immaculate landscaped rear garden via a set of bi-fold doors and a further set of patio doors. On the first floor two of the bedrooms have been extended, to create a spacious master bedroom suite with a new ensuite bathroom and a large second bedroom. There are two further bedrooms both with en-suite bathrooms and a family bathroom. Ground floor accommodation comprises; a generous living room, study and high spec. kitchen complete with granite work surfaces which opens into the impressive family room. A cloakroom and useful storage room complete the ground floor. Additional features include driveway parking for at least two cars, a landscaped private rear garden and garage.

AT A GLANCE

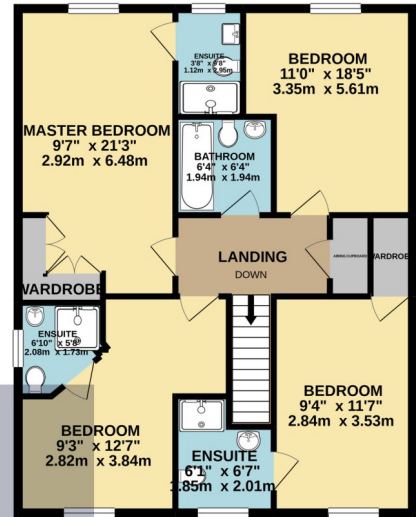
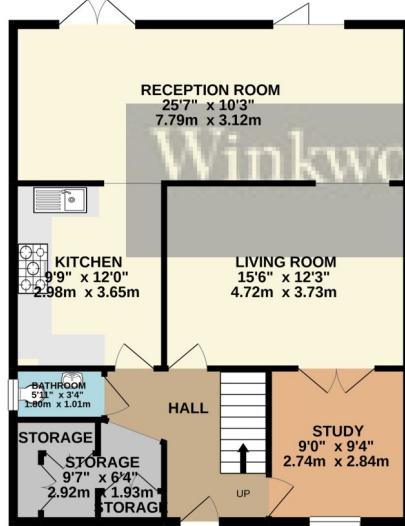
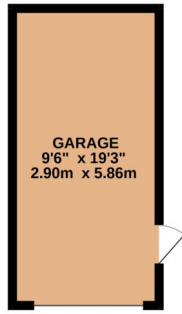
- Four Bedroom Extended Detached Home
- Almost 2000 Sq. Ft. of Accommodation
- Two Reception Rooms & Study
- Four bathrooms
- Useful Storage Area and Ground Floor WC
- Driveway & Garage
- Landscaped Rear Garden
- No Chain





GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.

1ST FLOOR
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 1840 sq.ft. (171.0 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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