

19 Hagbourne Close
Woodcote, Reading, Berkshire RG8 0RZ

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GUIDE £425,000 FREEHOLD

Located within the sought-after village of Woodcote, is this immaculately presented three-bedroom, semi-detached home which has been tastefully refurbished by its current owners and is located in a desirable cul-de-sac location.

The accommodation comprises; entrance hallway, featuring a useful storage cupboard which leads onto an impressive open-plan kitchen/diner, equipped with most built-in appliances including double ovens, a built-in microwave, double induction hob and extractor, dishwasher, and soft close draws and cupboards.

To the rear, a door leads out onto the attractive, secluded, south facing garden. The lounge, neutrally decorated, offers a peaceful and stylish setting with stairs leading up to the first floor and double doors leading out again, onto the rear patio area of the garden.

To the first floor, the property offers a well-proportioned, master bedroom with a double built in wardrobe. The second bedroom, which is well presented, overlooks the garden and the third, the single bedroom, offers ample space also, for a nursery or a home office. Additionally, there is a contemporary family bathroom which is tiled from floor to ceiling and a modern suite with a shower over the bath.

Externally, the property benefits from driveway parking for one/two vehicles as well as a double length garage with added storage to the rear and door entry to the side. The garage has power and light. The front garden offers a small patio, a grassed area with a corner shrub border and further parking in the cul-de-sac.



The rear garden enjoys a south-facing aspect and offers an excellent amount of outdoor space with a beautifully landscaped three tier garden which is laid mainly to lawn with established flower and shrub boarders throughout, and also features an attractive patio seating area. A delightful space for entertaining and enjoying alfresco dining.

This property offers gas central heating from a newly fitted gas boiler and uPvc double glazing throughout.

Woodcote is one of South Oxfordshire`s most sought-after villages, offering the perfect balance of countryside living and everyday convenience. Nestled within the beautiful Chiltern Hills, this thriving village enjoys a strong sense of community whilst benefiting from excellent access to nearby Wallingford, Reading and Oxford.

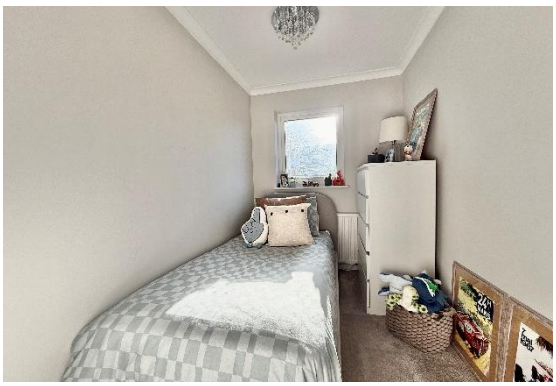
The village boasts an impressive range of amenities including independent shops, cafés, pubs, a health centre, library and highly regarded primary and secondary schools, making it particularly popular with families. Residents also enjoy a variety of sports clubs, community groups and scenic countryside walks right on their doorstep.

For commuters, Woodcote offers easy access to Reading`s mainline railway station, providing fast services to London Paddington and the Elizabeth Line network, whilst the M4 and A34 are also within easy reach.





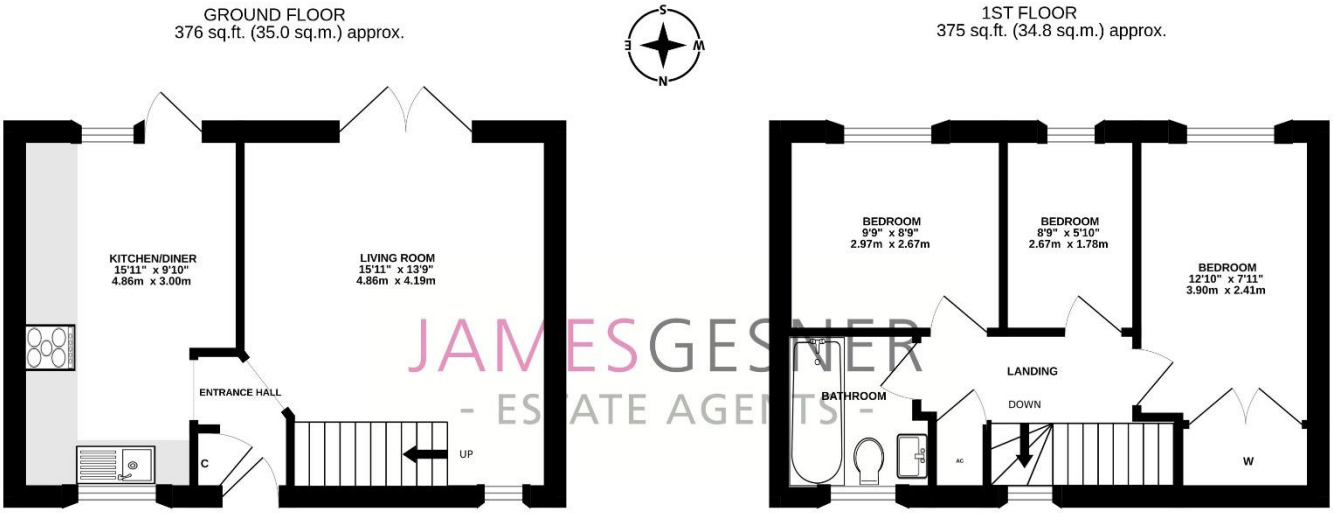






GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



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19 HAGBOURNE CLOSE

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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.
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