



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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10 Underwood Road, Reading, Berkshire, RG30 3LR
 Offers in Excess of £375,000 Freehold

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Masons are proud to offer to the market this 3 bedroom semi-detached family home situated on the popular Kennet Meadows development within easy access to bus routes, local schooling, nearby shops, Reading Town Centre and Junction 12 of the M4. The property has been well maintained by the current owners and boasts spacious accommodation comprising of a 13ft living room which is open plan to the 11ft dining room, a 9ft conservatory, an 11ft kitchen, a 13ft master bedroom, an 11ft second bedroom, a 10ft third bedroom and family bathroom. Further benefits include a garage, scope for extension subject to the necessary planning consents, gas central heating, UPVC double glazing and off road parking for several vehicles. **VIEWING RECOMMENDED.**

- 3 bed semi-detached
- Kennet Meadows development
- Easy access to Junction 12 of the M4 & Reading Town Centre
- 13ft living room
- 11ft dining room
- 11ft kitchen
- 13ft master bedroom
- 11ft second bedroom
- Garage and block paved driveway

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Front door opens into the hallway which boasts stairs to the first floor landing, an under stairs storage cupboard and doors to...

Kitchen:
11'6" x 7'5"
Double glazed with a side aspect, door to the garden and a door to the dining room, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer and space for further appliances.

Living Room:
13'10" x 11'6"
Double glazed with a front aspect, fireplace and an opening to dining room.

Dining Room:
11'8" x 9'7"
Double glazed with a rear aspect, sliding doors to the conservatory and a door to the kitchen.

Conservatory:

9'4" x 6'10"
Double glazed with multiple aspects.

Master bedroom:
13'10" x 10'
Double glazed with a front aspect, chimney breast and airing cupboard.

Bedroom 2:
11'8" x 10'
Double glazed with a rear aspect and built in wardrobe.

Bedroom 3:
10'5" x 7'3"
Double glazed with a front aspect and built in wardrobe.

Bathroom:

Double glazed with a rear aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:

To the rear the property boasts a generous garden which is mainly laid to lawn but boasts a patio area all enclosed by timber fencing and gated access to the side of the property. This leads onto the garage and to the front of the property which boasts a block paved driveway which is bordered by mature hedges and enclosed by a brick wall.

Garage:

Side aspect, fitted with double doors to the front.

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