



Denbeigh Place, Reading, Berkshire, RG1 8QE

£499,950

Walmsley

Denbeigh Place, Reading, Berkshire, RG1 8QE

A superbly appointed four bedroom family residence having been the subject of a fantastic large rear extension and a loft conversion. The property is presented for sale in excellent condition and comprises; entrance hall, cloakroom, kitchen, a fantastic living room boasting a rear extension with vaulted ceiling, Velux windows, large sliding doors and under floor heating. The remainder of the accommodation comprises four separate bedrooms; with en-suite to master, a family bathroom and second floor guest bedroom. Furthermore, the property boasts an attractive and mature rear garden with rear access. The front of the property benefits from a small open garden area, driveway parking and an integral garage. Denbeigh Place is a small modern cul-de-sac development with its very own children's play area, conveniently located within walking distance of the mainline station (Paddington approx. 25 mins), Caversham and Reading centres, as well as the river Thames. Viewing highly recommended. EPC rating C.

Tenure - Freehold

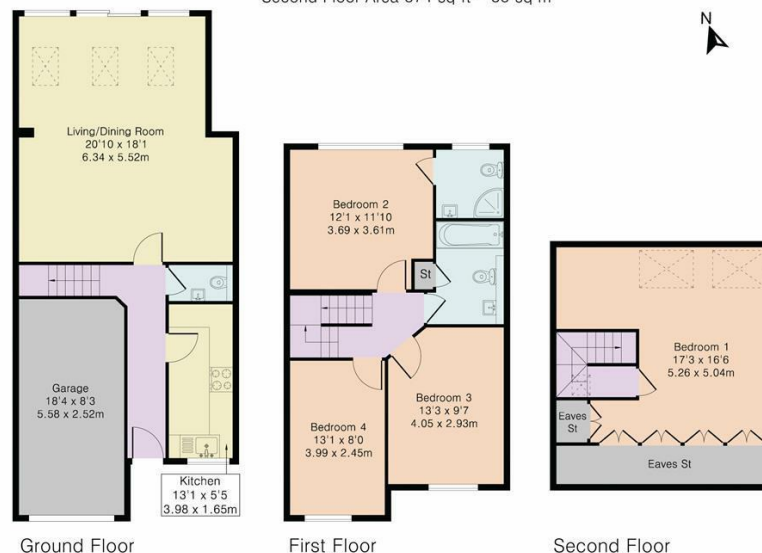




- Quiet cul-de-sac
- Extended accommodation
- Loft conversion
- Excellent presentation
- Four bedrooms
- Two bathrooms
- Driveway
- Garage

4 2 2 C

Approximate Gross Internal Area 1606 sq ft – 149 sq m
 Ground Floor Area 697 sq ft – 65 sq m
 First Floor Area 534 sq ft – 50 sq m
 Second Floor Area 374 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
 Email: enquiries@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

