

No Onward Chain
Rochester Avenue
Reading RG5 4NA
Guide Price £485,000
Freehold

haart
BRACKNELL

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Ref: HRT011011731

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Situated within a short walking distance of popular schools and Woodley town centre sits this excellent sized family home. The property provides great access to local amenities, shops, schools and transport links, as well as good access to the M4, Reading and local train stations.

- No Onward Chain
- Semi-detached
- Driveway Parking
- Sought After Location
- Potential To Extend Stpp
- Swimming Pool



Porch

Living Room 18'4" x 24'9" (5.59m x 7.54m)

Dining Room 18'8" x 10'3" (5.69m x 3.12m)

Shower Room

Kitchen 8'6" x 17'6" (2.59m x 5.33m)

Garage 9'4" x 19'4" (2.84m x 5.89m)



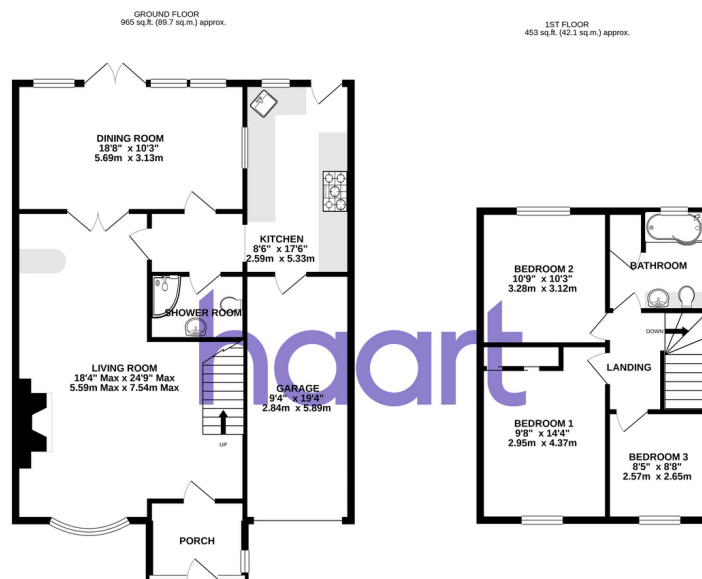
Landing

Bedroom One 9'8" x 14'4" (2.95m x 4.37m)

Bedroom Two 10'9" x 10'3" (3.28m x 3.12m)

Bedroom Three 8'5" x 8'8" (2.57m x 2.64m)

Bathroom 7'3" x 8'2" (2.21m x 2.49m)



TOTAL FLOOR AREA: 1419 sq.ft. (131.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Issue with drawings 10/02/21

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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