



Winkworth  
for every step...



HIGH TREE DRIVE, READING, BERKSHIRE, RG61 EU  
OIEO £700,000 FREEHOLD

## A FOUR BEDROOM DETACHED HOUSE IN QUIET SOUGHT AFTER CUL DE SAC LOCATION

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## DESCRIPTION:

New to market this substantial detached family home located in this highly sought-after neighbourhood and being sold with no onward chain complications. Positioned in a quiet cul de sac close to excellent local schools and great amenities, including, Earley Train Station with its direct link to London Waterloo just a mile away. The ground floor boasts a generous dual aspect living room with double doors leading to the dining room ideal for entertaining with lovely views out on to the garden. A study, WC, kitchen, and large utility room with side access to the garden complete the ground floor. Offering four well-proportioned bedrooms with ensuite to master bedroom and family shower room the first floor also has access to a large loft. A pleasant rear garden backing onto the woods provides perfect outdoor space for entertaining, relaxation with a large lawn and terrace and has the potential to extend subject to planning consent.

Further benefits include ample driveway parking with double garage for secure vehicle storage featuring electric door opening. Immediate viewings available

## AT A GLANCE

- Four Bedrooms
- Detached
- No Onward Chain
- Double Garage
- Utility Room
- Master With Ensuite
- Ground floor Cloak Room
- Immediate Viewings
- Popular Location

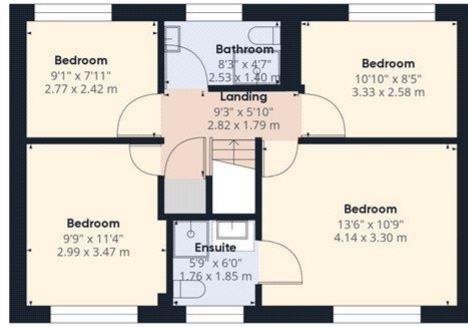






Ground Floor

Approximate total area<sup>®</sup>  
1201.74 ft<sup>2</sup>  
111.65 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

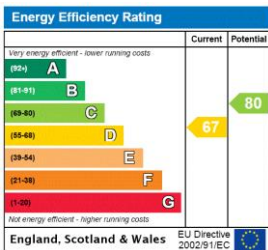
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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