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HORSESHOE ROAD, PANGBOURNE, READING, BERKSHIRE, RG8 7JQ
£630,000 FREEHOLD

A DELIGHTFUL EXTENDED THREE BEDROOM END OF TERRACE HOME IN THIS WELL CONNECTED THAMESIDE VILLAGE

Reading | 0118 4022 300 | reading@winkworth.co.uk



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DESCRIPTION:

A fabulous extended three bedroom end of terrace home forming part of a terrace of four similar homes. Conveniently located in the centre of this lovely Thames Side village with its direct links to London Paddington by train this characterful property would suit a young family or professional couple seeking a village lifestyle with easy access to London (Pangbourne is 43 minutes by train to London Paddington). The ground floor boasts a lovely living room with a bay window and a gas fire. The living room opens in to the second reception room which has a wood burning and opens into one of the fantastic features of the house the extended kitchen/diner/family room which forms part of the houses extension and is complete with bifold doors opening on to the private rear garden. The kitchen is bespoke and was designed and fitted by Griggs and Mackey and has a central island, quartz work surfaces and a range of integrated appliances. Additional features include herringbone parquet floors, panelling, heritage style radiators and skylights in the extension. The first floor has two double bedrooms and a spacious bathroom with bath and separate shower. The loft has been converted to create a third bedroom. This lovely home has been lovingly maintained by the current owners and is for sale with no chain complications.

AT A GLANCE

- Three Bedroom End Of Terrace Home
- Village Centre Location
- Extended To The Rear and Side
- Bedroom Three in Loft Conversion
- Bespoke Griggs and Mackay Kitchen
- Wood Buring Stove
- Herringbone Parquet Flooring
- No Chain





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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1205.86 ft²
112.03 m²

Reduced headroom
37.06 ft²
3.44 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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