



ALLCROFT ROAD, BERKSHIRE, RG1 5HJ
£750,000 FREEHOLD

**BEAUTIFULLY EXTENDED FAMILY HOME WITH
THREE DOUBLE BEDROOMS AND A SOUTH
FACING GARDEN.**

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DESCRIPTION:

This beautifully extended and meticulously maintained semi-detached family home offers an impressive blend of modern design and traditional character. Located in one of Reading's most desirable roads, this property spans approximately 1500 sq. ft. and is perfect for family living.

The welcoming entrance hall leads to a spacious, open-plan living room, featuring three skylights and bi-folding doors that seamlessly connect the indoor space with the large south-facing garden. The living room is bathed in natural light, creating a bright and airy atmosphere. The high-specification kitchen/dining room is a standout feature, boasting a central island along with very long and deep, custom granite worktop providing plenty of cooking surface - this is unusual feature made specially for this house to generate additional cooking space while all appliances are out on the surface, built in high-end appliances, and additional skylights. With bi-folding doors that open directly onto the garden, the space is ideal for entertaining, especially during warmer months.

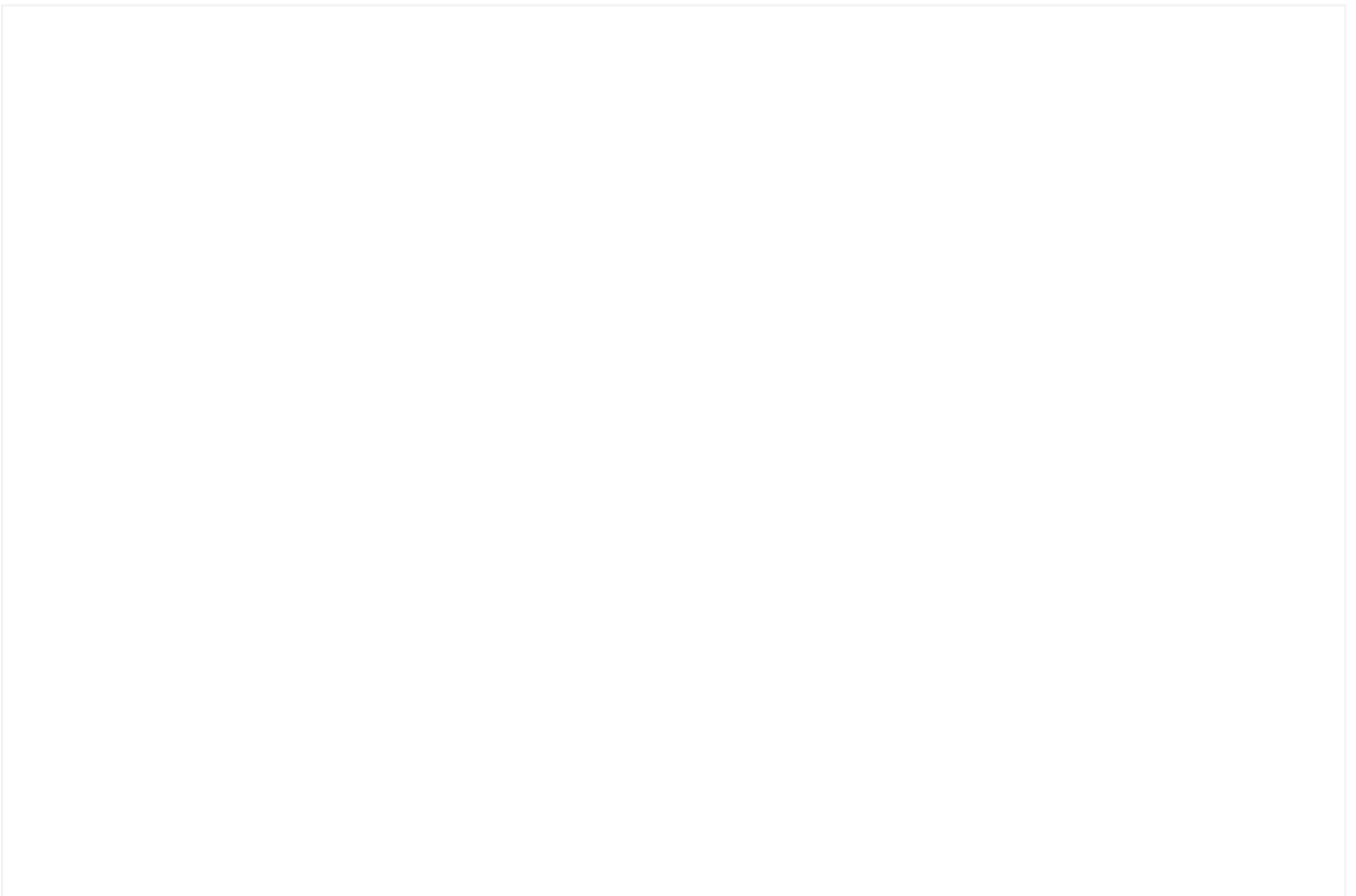
On the ground floor, a bay-fronted room serves as a family room or guest room when needed, while a wet room with a Japanese style toilet and bidet adds further luxury to the home. Upstairs, there are three generous double bedrooms, with one currently being used as a dressing room. The family bathroom features a three-piece suite, presented in stone to complement the natural materials found throughout the property. The property is approached by an electric sliding gate, opening to a beautifully appointed granite cobbled driveway with night lighting, providing parking for at least four vehicles. Side access is available to the rear garden, where a large natural sandstone patio provides the perfect space for outdoor dining and entertainment.

AT A GLANCE

- Three Double Bedroom Family Home
- High Specification Kitchen/Dining Room with Central Island and Bi-Folding Doors
- Extended Living Room with Bi-Folding Doors to Garden
- Downstairs Wet Room with Japanese Style Toilet/Bidet
- Gated Driveway with Parking for Four Vehicles
- South-Facing Garden with Natural Sandstone Patio
- Close to Shops, Schools, Transport Links and Main Line Station
- No Onward Chain

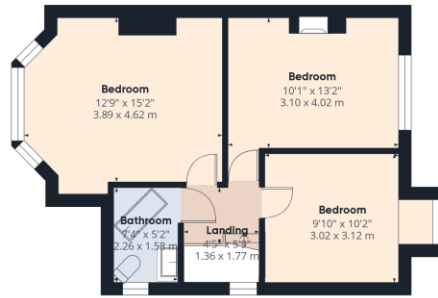








Ground Floor



Floor 1

Approximate total area⁽¹⁾
1373.89 ft²
127.64 m²

(1) Excluding balconies and terraces

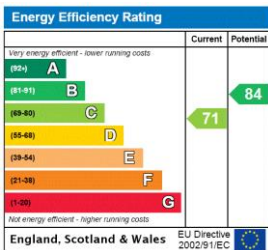
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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
Council Tax Band: E



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