

# WhiteKnights

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## Century Drive, Spencers Wood, Reading RG7 1PE

- \* Well Appointed Bewley Built Detached Family Home
- \* Lounge & Separate Dining Room \* Fully Fitted Kitchen
- \* Double Glazed Conservatory \* Four Bedrooms & Two Bathrooms
- \* Off Road Parking & Integral Garage
- \* South Westerly Facing Rear Garden \* Enjoying Views Over Farmland To The Rear
- \* Highly Sought After Village Location \* Easy Access M4 Motorway

**Price £359,950 Freehold**

**Viewing and all negotiations strictly through WhiteKnights - Spencers Wood Office**  
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**ACCOMMODATION COMPRISES** - (all measurements are approximate)

**CANOPIED ENTRANCE PORCH** outside courtesy light, part double glazed front door gives access to

**ENTRANCE HALL** laminate wood strip flooring, radiator, telephone point, smoke alarm, wall mounted central heating thermostat

**LOUNGE** 16'3" x 11'3" front aspect UPVC double glazed bay window enjoying fine views over nearby open green, laminate wood strip flooring, gas point, TV aerial point, 2 radiators, 3 wall light points, door to



**DINING ROOM** 10'0" x 9'1" laminate wood strip flooring, radiator, walk through to



**DOUBLE GLAZED CONSERVATORY** 9'0" x 8'7" centre light with fan, 2 wall light points, vinyl wood effect flooring, door to garden



**KITCHEN** 10'1" x 10'0" rear aspect UPVC double glazed window, fitted with units comprising 1.5 bowl single drainer inset sink unit with mixer taps, cupboards and appliance space under, integrated dishwasher, range of matching base units with roll edge work surfaces over, single built-in oven, inset 4-ring gas hob with concealed extractor with light over, range of eye level wall cabinets, complimentary tiled walls, wall mounted gas fired boiler supplying radiators and domestic hot water, vinyl wood effect flooring, radiator, understairs storage cupboard, central heating programmer, door to garage, door to

**SIDE LOBBY** UPVC double glazed door to garden, vinyl wood effect flooring, further door to

**CLOAKROOM** side aspect UPVC double glazed window, low level WC, wash hand basin with tiled splashback, vinyl wood effect flooring, radiator

**STAIRS FROM HALLWAY GIVE ACCESS TO 1ST FLOOR LANDING** access to loft, doors to



**BEDROOM 1** 13'6" x 11'6" front aspect UPVC double glazed window enjoying fine views over nearby open green, 2 double built-in wardrobes both with hanging rail and storage shelves, telephone point, TV aerial point, radiator, door to



**EN-SUITE SHOWER ROOM** fully tiled shower cubicle with independent wall mounted shower, pedestal wash hand basin, low level WC, part tiled walls, radiator, shaver point, inset extractor fan

**BEDROOM 2** 12'3" x 8'9" front aspect UPVC double glazed window enjoying fine views over nearby open green, double built-in wardrobe with hanging rail and storage shelf, radiator, telephone point, airing cupboard housing water cylinder fitted with immersion heater

**BEDROOM 3** 11'9" x 8'0" rear aspect UPVC double glazed window enjoying fine views over adjoining farmland, radiator,

**BEDROOM 4** 9'9" x 8'0" rear aspect UPVC double glazed window enjoying fine views over adjoining farmland, radiator

**FAMILY BATHROOM** coloured suite comprising panelled bath with mixer taps and shower attachment, tiled surround, pedestal wash hand basin, low level WC, radiator, wall mounted fluorescent light with shaver point, extractor fan, rear aspect UPVC double glazed window with frosted glass

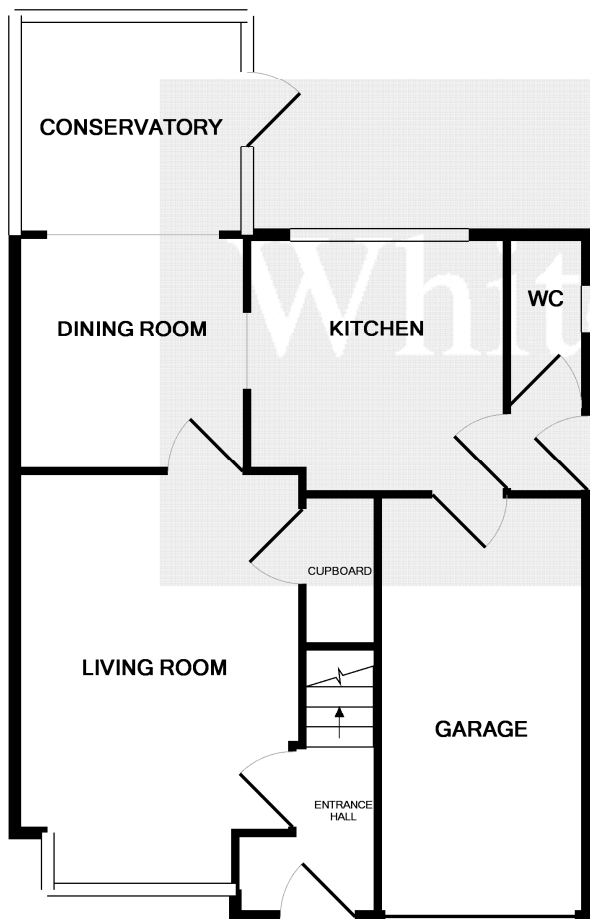
## **OUTSIDE**

**TO THE FRONT OF THE PROPERTY** is a shared tarmac driveway giving access to No. 54 where there are off road parking facilities and direct access to the front door and garage. There is also a lawned area. Side access to the rear garden

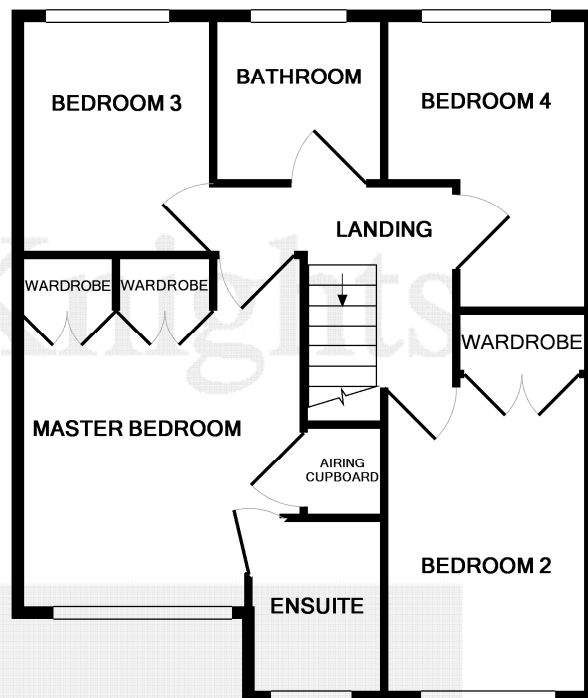
**INTEGRAL GARAGE** 16'9" x 8'6" up and over door, light, power, personal door to kitchen

**TO THE REAR OF THE PROPERTY** is a private south westerly facing garden being enclosed on all sides by a mixture of 6' close board fencing and mature hedging. There is a paved patio area, the remainder of the garden being predominantly lawned edged with a wide variety of flower and shrub borders





GROUND FLOOR



1ST FLOOR

CENTURY DRIVE, SPENCERS WOOD, READING, RG7 1PE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**LOCAL AUTHORITY: WOKINGHAM BOROUGH COUNCIL**  
**ALL MAIN SERVICES**

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