

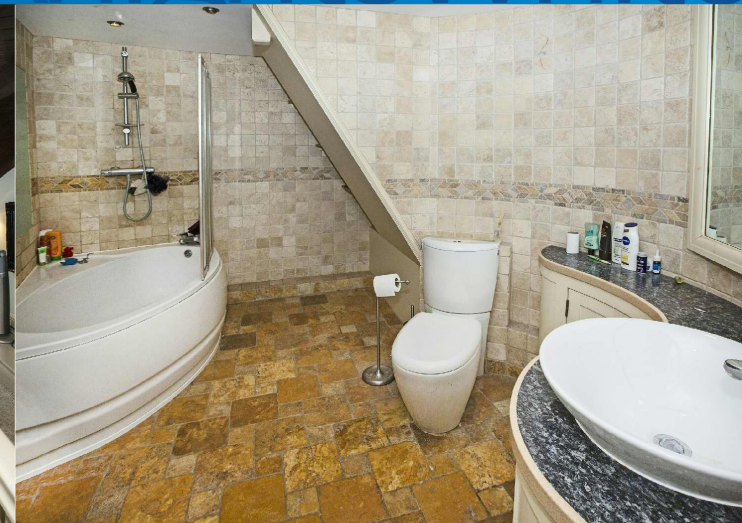
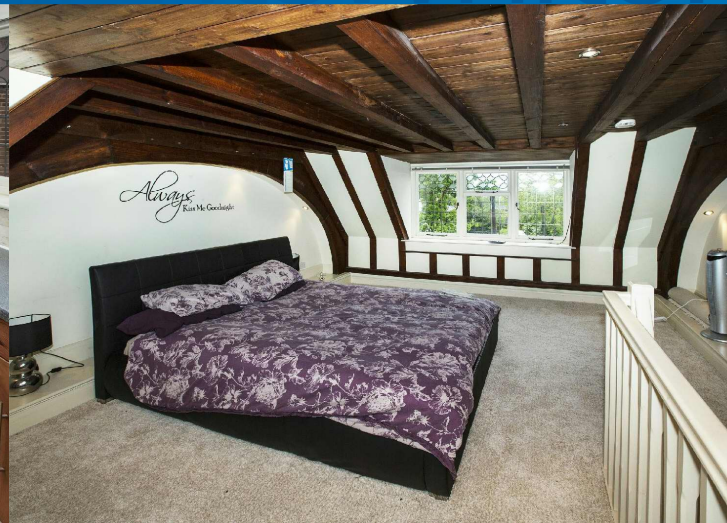
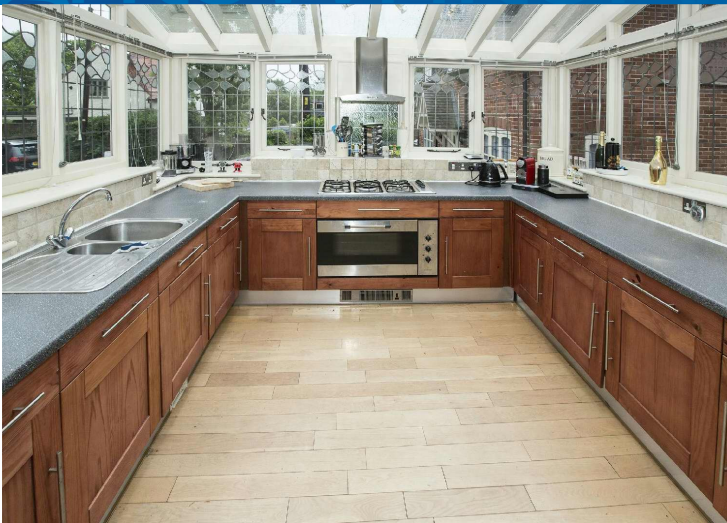


2 The Old Chapel, Chapel Lane, Spencers Wood, Reading, RG7 1PA

£349,950

- Executive Chapel Conversion
- Character Features Throughout
- Two Large Double Bedrooms
- Spacious Split Level Lounge/Diner
- Kitchen With Integrated Appliances
- Two Allocated Parking Spaces
- Communal Grounds
- Management Fee Applicable

Details



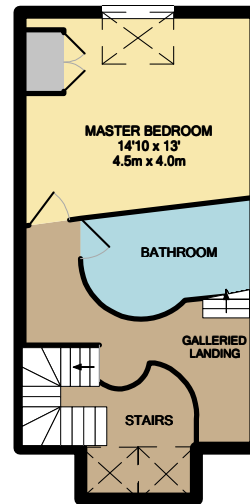
This executive and modern chapel conversion offers spacious living areas and ample character throughout. Set over three floors the property benefits from two allocated parking spaces, entrance hallway with storage cupboard and downstairs W.C, large split level lounge/dining room leading to the kitchen with modern fitted kitchen with appliances. An impressive spiral staircase leads up to the first floor galleried landing with master bedroom with fitted wardrobes and modern family bathroom. A further staircase leads up to the large second floor bedroom. The property is located in the popular village of Spencers Wood with easy access to the M4 Junction 11 and Reading & Basingstoke town centres. Viewings Highly Recommended.



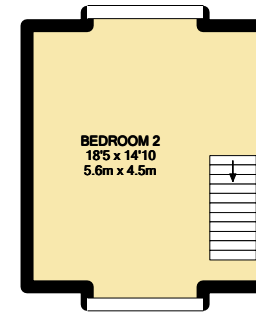
Floor plans



GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

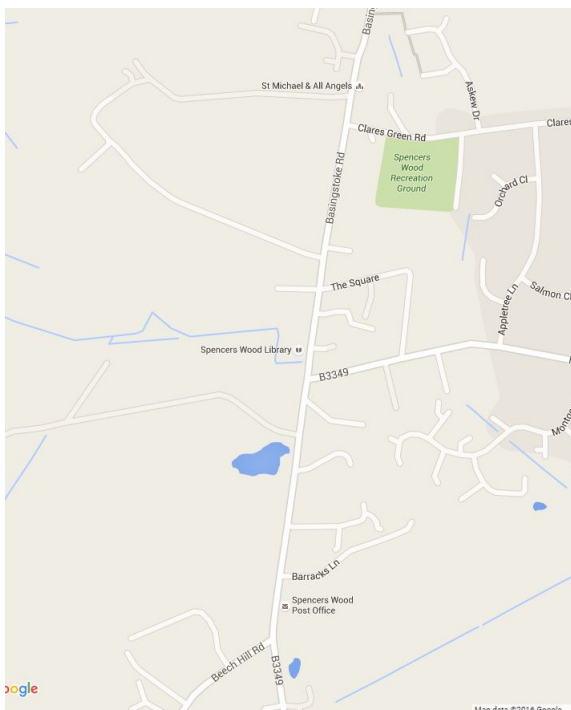


2ND FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.8 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	74	76
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly – lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly – higher CO2 emissions		
	71	72
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Contact

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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.

