



Denbeigh Place
Reading, Reading, Berkshire RG1 8QE

£1,650 PCM

NEA Lettings: A superbly presented three bedroom unfurnished semi-detached property within a five minute walk to Reading mainline station. The modern property benefits from a large extension which has opened up the downstairs and provides a generous dining/living area with vaulted ceilings and velux windows. Upstairs there are three double bedrooms, the master with en-suite and a separate family bathroom. The property also benefits from a south facing enclosed landscaped garden and an integral garage and driveway parking. EPC rating D.

Denbeigh Place, Reading, Berkshire RG1 8QE

- NEA Lettings
- Reading
- 5 minute walk to Reading mainline station
- Unique and large living area
- Three double bedrooms
- Enclosed south facing garden
- Garage plus driveway parking
- EPC rating D
- Council Tax Band D
- Available 18th November

Entrance Hall

Slate underfloor heating, radiator, access door to garage and stairs leading to the first floor.

Downstairs Cloakroom



With a side aspect window, WC, pedestal wash basin sink, slate underfloor heating and radiator.

Kitchen

12 x 5'5 (3.66m x 1.65m)



Front aspect double glazed window with slate underfloor heating. There is a range of high gloss storage cupboards and a variety of soft close drawers. There are high quality Neff integrated appliances such as a dishwasher, 4 ring gas burner, double extractor, electric oven and built in microwave. Integrated Miele fridge freezer, luxury granite work tops with matching splash back and drainer incorporating inset stainless steel sink and garbage remover. The Gas boiler is in a concealed cabinet.

Dining Room

17'10" x 11'6" (5.44 x 3.53)



Rear aspect double glazed window, fully carpeted room with ample space for a study/desk area. The room opens into the living room.

Living Room

14'6" x 13'3" (4.42 x 4.04)



A superb carpeted living room with vaulted ceilings and velux windows, with french doors which open onto the landscaped garden. There is a contemporary brushed steel feature gas fire with stone surround.

Master Bedroom

12'0" x 11'10" (3.66 x 3.61)



Carpeted double bedroom at rear of property.

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Ensuite

5'10" x 5'8" (1.78 x 1.73)



Comprising of a corner shower cubicle with mixer tap and adjustable head, a vanity unit incorporating a handbasin with tiled splash back, WC, radiator.

Bedroom Three

12'11" x 7'10" (3.96 x 2.41)



Carpeted double bedroom at front of property.

Bedroom Two

13'3" x 9'8" (4.04 x 2.95)



Carpeted double bedroom at front of property.

Bathroom

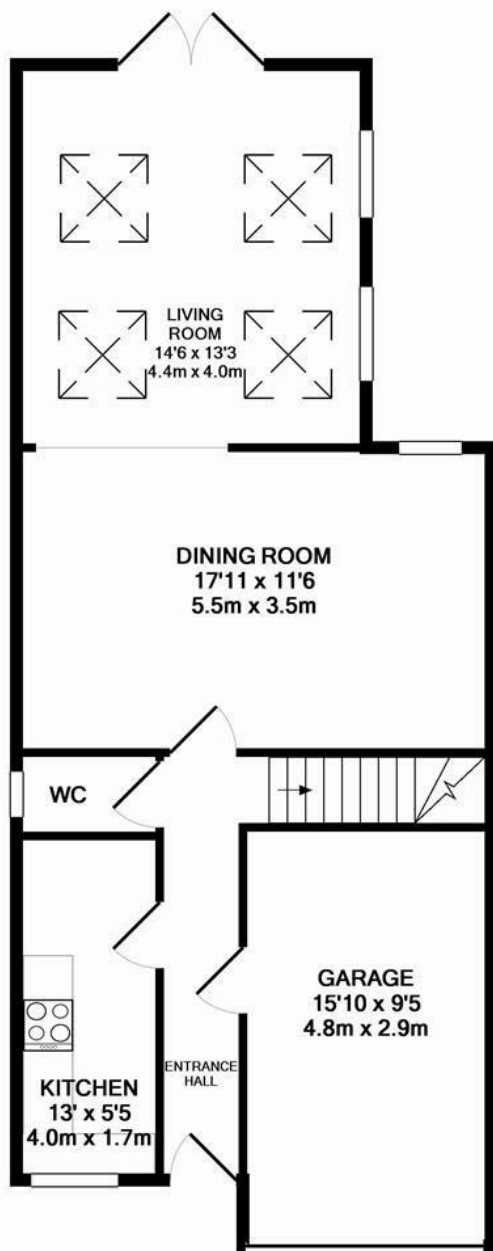


Comprising an enclosed bath with shower over bath, vanity unit incorporating a wash hand basin, WC, radiator. Cupboard housing hot water tank with slatted shelving.

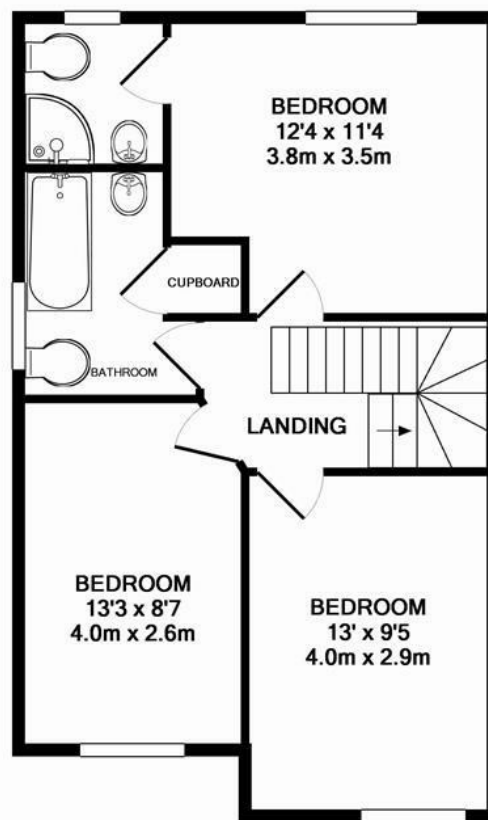
Garden



A landscaped and very easy to maintain south facing enclosed garden with side access.



GROUND FLOOR



1ST FLOOR

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 plus) 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		
	66	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	71
England & Wales EU Directive 2002/91/EC		

