

49-57 ADDISON ROAD, READING RG1 8EN



A select development of five stylish three bedroom townhouses, all finished to an excellent specification with gardens and private parking in the convenient location of Addison Road, Reading.

Located within easy walking distance of Reading Station and the atmospheric and bustling “village” of Caversham with its individual shops, cafes and restaurants.

Each of the homes provides two double and one single bedroom, generous living accommodation and two bathrooms, ideal for couples, commuters and expanding families. All have gardens and allocated parking.

The specification has been designed for modern living, with contemporary kitchens which feature a full range of integrated appliances. The stylish bathrooms include vanity units and the bedrooms all benefit from sleek fitted wardrobes.

All finished in a neutral colour scheme with floor finishes provided throughout. Houses are due for completion in June 2019.

The ‘Help to Buy scheme will be available with this new home.

Viewing by appointment only, please contact : 01252 851158

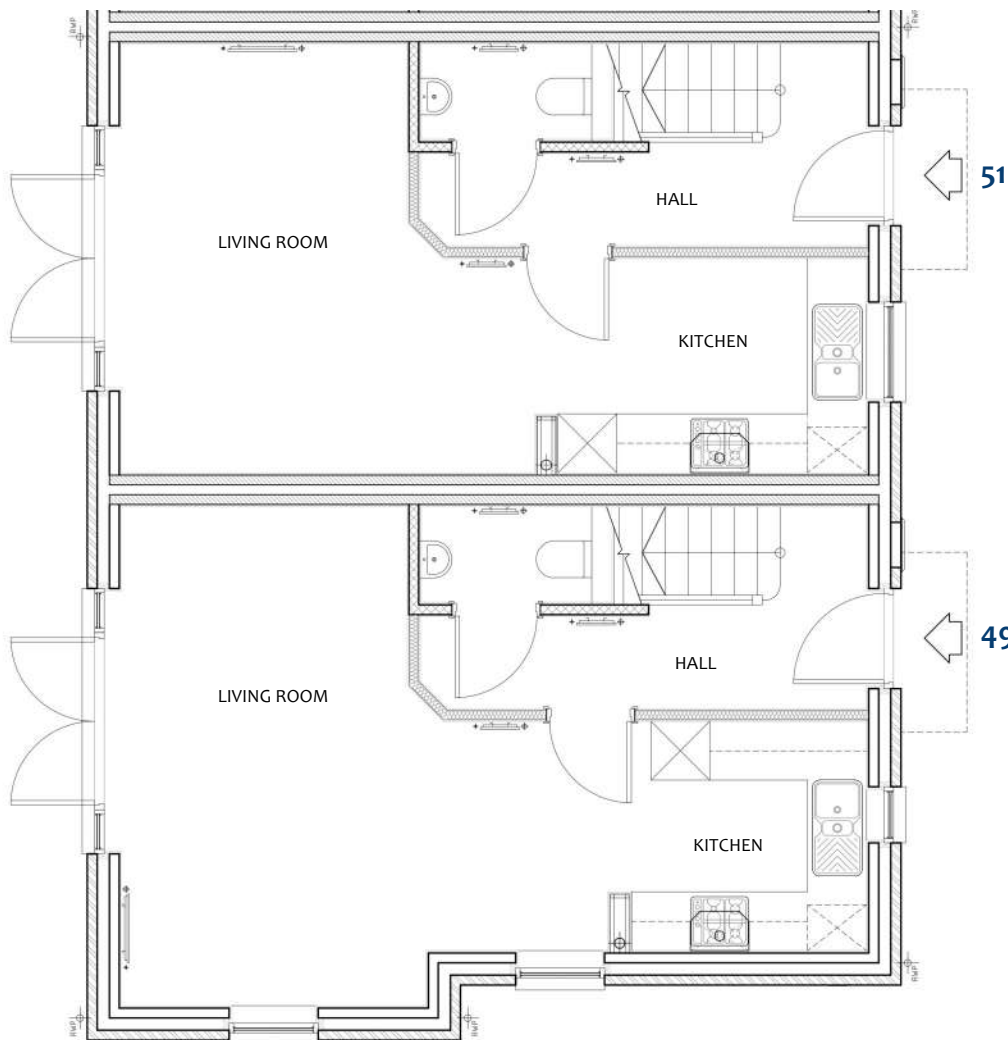
Each spacious house has a contemporary open plan lounge and kitchen area with a full range of sleek gloss fronted neutral toned units with an array of integrated appliances.

Storage has been optimised with fitted wardrobes to each bedroom, a service cupboard in the hallway and vanity units.

All houses are finished in a neutral colour scheme with floor finishes provided throughout and benefit from their own allocated parking spaces.



PLOTS 49 & 51 - GROUND FLOOR



PLOT 51

LIVING ROOM
4.374m x 2.919m
(14'3" x 9'6")

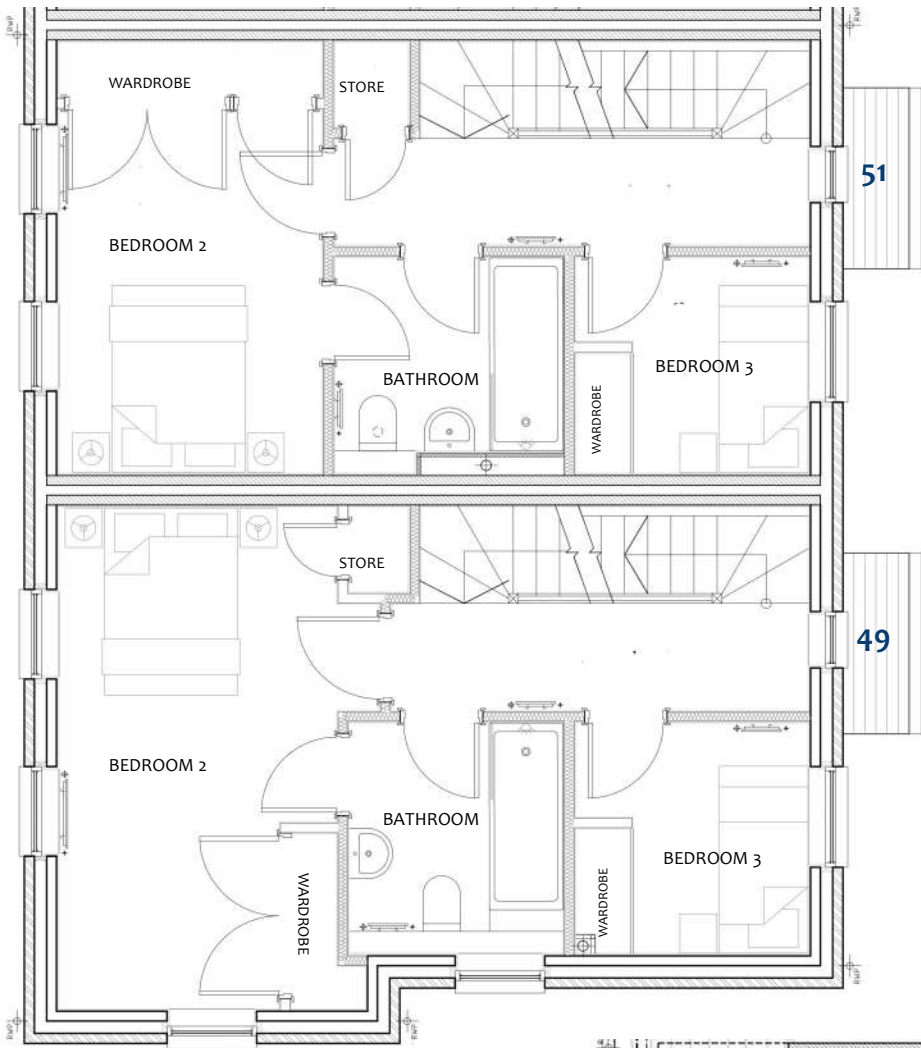
KITCHEN
4.675m (max) x 2.109m (max)
(15'3" x 6'9")

PLOT 49

LIVING ROOM
5.092m x 3.108m (max)
(16'7" x 10'2")

KITCHEN
4.449m (max) x 2.259m (max)
(14'6" x 7'4")

PLOTS 49 & 51 - FIRST FLOOR



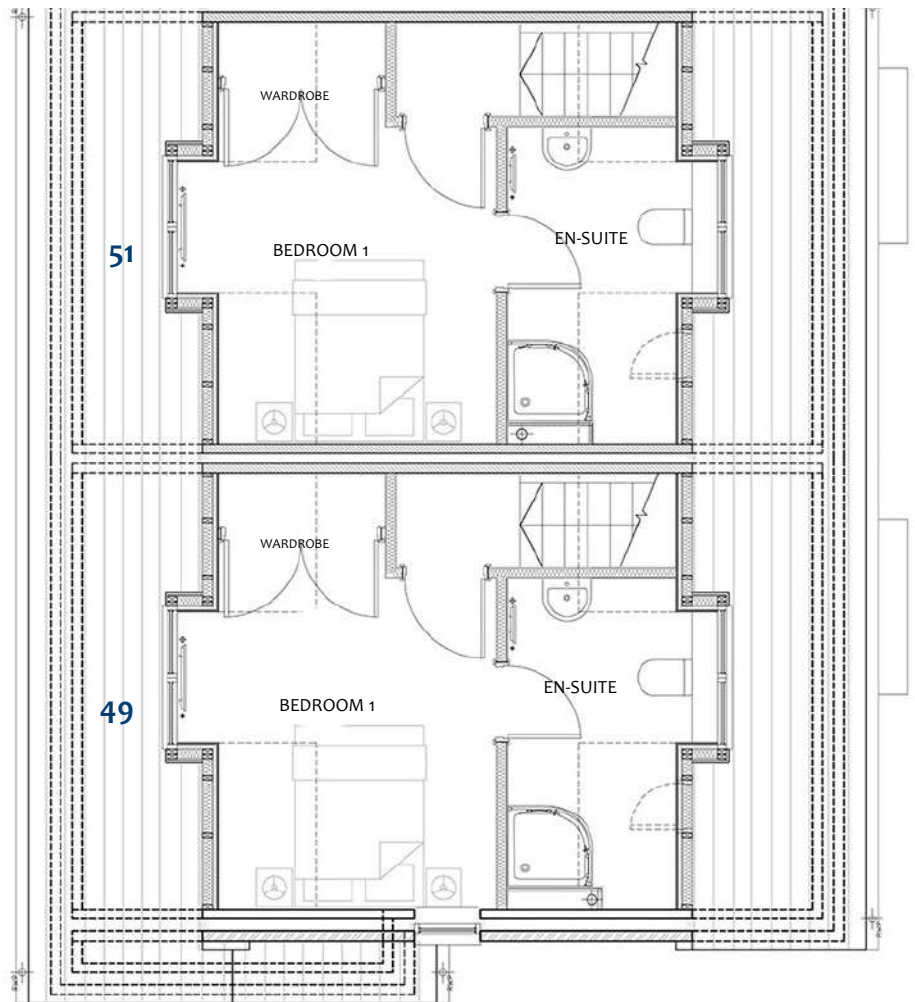
PLOT 51
 BEDROOM 2
 4.374m x 2.685m (14'4" x 8'8")
 BEDROOM 3
 2.375m x 2.20m (7'8" x 7'2")

PLOT 49
 BEDROOM 2
 5.092m x 2.835m (16'7" x 9'3")
 BEDROOM 3
 2.375m x 2.355m (7'8" x 7'7")

PLOTS 49 & 51 - SECOND FLOOR

PLOT 51
 BEDROOM 1
 4.374m (max) x 2.900m (14'4" x 9'5")

PLOT 49
 BEDROOM 1
 4.529m (max) x 2.900m (14'9" x 9'5")



without prior notice. These illustrations and been made to ensure accuracy this cannot be minor changes may be incorporated. Dimensions are

SPECIFICATIONS

Contemporary open planned Lounge and Kitchens with integrated appliances

Quality fitted kitchen with integrated appliances, laminate work surfaces and upstands, glass splashback, stainless steel sink and monobloc tap:

- ★ Single fan assisted oven and gas hob
- ★ Built in extractor
- ★ Full size column fridge freezer
- ★ Washing Machine
- ★ Dishwasher
- ★ Downlights to ceiling

Bathrooms & Ensuites

- ★ Wash Hand Basins all with vanity units and mirrors over
- ★ Heated chrome towel warmer
- ★ Wood Effect flooring
- ★ Stylish ceramic tiling to wet areas

Heating System

- ★ A rated combination boiler providing instantaneous hot water
- ★ Compact radiators with thermostatic control valves

Internal Finishes

- ★ Fitted wardrobes to all bedrooms
- ★ LED and Low energy lighting throughout
- ★ Light oak doors with brushed chrome furniture
- ★ Softwood stairs finished in white satin wood
- ★ Painted white matt flat ceilings, almond white walls and satin wood finish to woodwork
- ★ Neutral carpet throughout remainder of home

External

- ★ 1 allocated parking space per plot
- ★ Gardens to rear turfed and fronts landscaped
- ★ Bin store area and cycle shed



LOCATION

The houses are conveniently located near Reading Station with London Paddington a 25 minute trip on the fast train. Caversham village offers a good variety of amenities, shops, cafes and eateries.

A more impressive range of leisure and shopping facilities can be found within easy reach in Reading Town Centre, and surrounding districts. The commuter has convenient access to the M4 and A4 for London, Wales and the South West.

