



Baydon Drive, Reading, Berkshire, RG1 6JB

£499,950

Walmsley

## Baydon Drive, Reading, Berkshire, RG1 6JB

Walmsley Estate Agency is pleased to present this attractive bayfronted semi-detached property, located on a highly regarded road in Reading. The accommodation includes an entrance hall, sitting room, dining room, kitchen, landing, three bedrooms, and a family bathroom. Externally, the property features a generous frontage with driveway parking for several vehicles and a garage. The rear boasts a private, enclosed garden, mainly laid to lawn with mature shrub borders.

Situated on Baydon Drive in Southcote, West Berkshire, this home is a short drive from various essential amenities, including primary and secondary schools, supermarkets, banks, doctors, hardware stores, travel agents, and pubs. For sports enthusiasts, there are nearby golf courses and swimming pools. The area is well-served by buses providing access to the town centre and mainline station, with the M4 easily accessible. EPC rating: E. Council tax band: E. No onward chain.

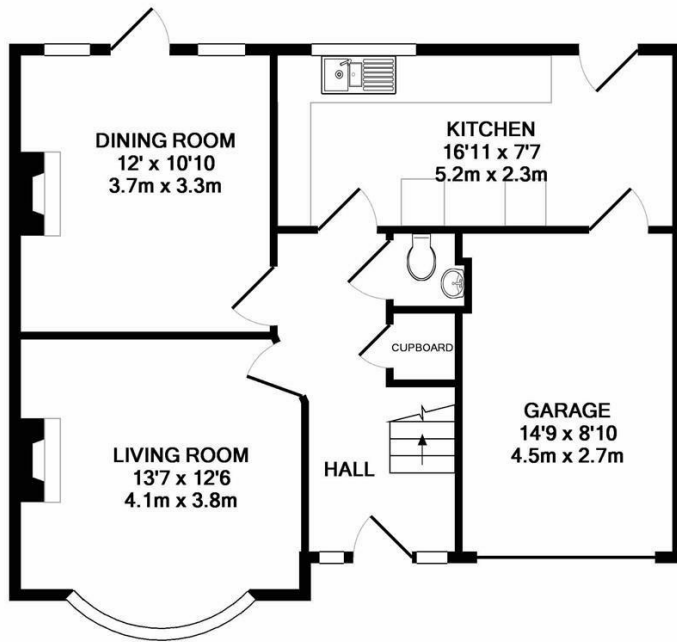
### Tenure - Freehold



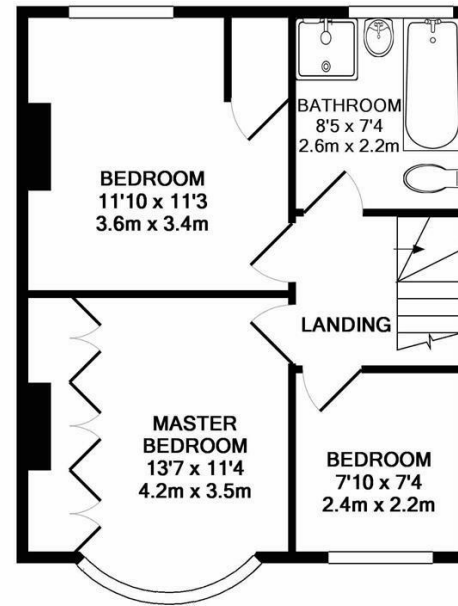


- Highly-regarded road
- Semi-detached
- Three bedrooms
- Off road parking
- Garage
- Parking
- EPC rating E.
- Council tax band E.

 3  1  2  E



GROUND FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (96.9 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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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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