



READING, BERKSHIRE

WOODLAND GARDENS | THE BURLINGTON, HOUSE 654

House 654, The Burlington is a beautiful semi-detached, three bedroom, two bathroom (plus guest WC) property set over three floors and boasts 1,106 sq. ft. in total. Designed to St Edward's exceptional standards, this stunning home benefits from a private garden and two off-street parking spaces.

On the ground floor the open-plan kitchen/family room features double doors that open into the private garden providing the perfect space to relax, unwind and entertain. The kitchen features stone worktops and a full range of integrated energy efficient Bosch & Beko appliances.

Up the stairs to the first floor takes you to a separate living room with a Juliet balcony, bedroom one which includes fitted wardrobes and an en suite shower room. The en suite features elegant Villeroy & Boch sanitary ware, Crosswater fittings and a mirrored cabinet.

The second floor is home to the remaining two bedrooms, both bedrooms share a bathroom which features Villeroy & Boch sanitary ware, Crosswater fittings along with an overhead rain shower, separate bath and mirrored cabinet.

Price	£520,500
Total Area	1,106 sq. ft.
Bedroom Bathroom	3 bedroom, 2 bathroom (plus guest WC)
Position	Semi-detached
Estimated Completion	Q4 2021 – Q1 2022
Estimated Estate Charge	From £0.42 per sq. ft. per annum
Parking	2 allocated parking spaces included in the price



Floorplan is for illustration of layouts and not to scale. Computer-generated image and photography are indicative only. Details correct at time of send.



www.greenparkvillage.co.uk
Sales & Marketing Suite
301 Longwater Avenue, Green Park, Reading, RG2 6AB

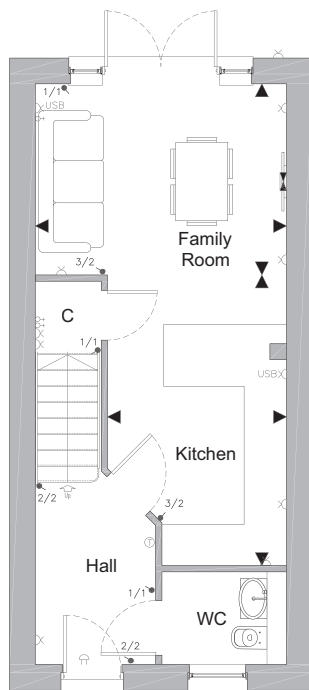
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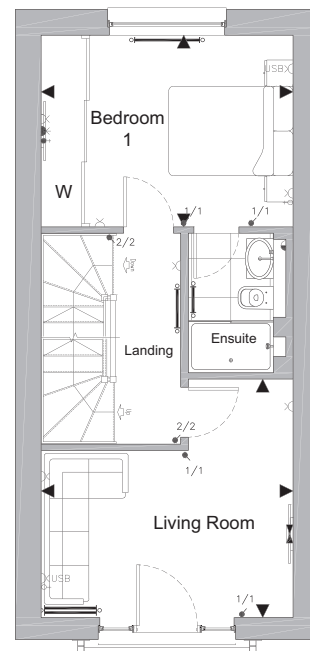
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FLOOR PLAN

Ground Floor



First Floor



Dimensions

GROUND FLOOR

Family Room	3.85m x 2.93m	12'6" x 9'6"
Kitchen	4.46m x 2.75m	14'6" x 8'11"

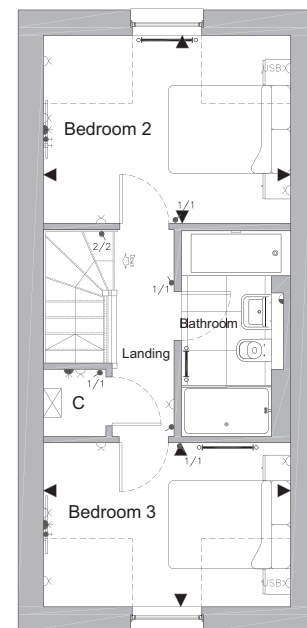
FIRST FLOOR

Bedroom 1	3.85m x 2.93m	12'6" x 9'6"
Living Room	3.85m x 3.65m	12'6" x 11'10"

SECOND FLOOR

Bedroom 2	3.85m x 2.93m	12'6" x 9'6"
Bedroom 3	3.85m x 2.56m	12'6" x 8'4"

Second Floor



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