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Regis Park Road

Reading, RG6 7AD

Guide Price £550,000

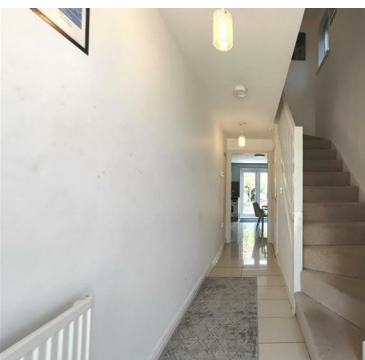


Spacious Four-Bedroom Townhouse with Garage and Three Floors of Versatile Living Space

This well-proportioned three-storey townhouse offers approximately 1,561 sq ft (145 sq m) of thoughtfully arranged accommodation, providing an excellent combination of generous living space, four bedrooms and practical family amenities.

The ground floor features a spacious 17'5" x 12'6" kitchen/diner, ideal for everyday family life and entertaining, together with a separate garage, entrance hall, WC and useful storage.

On the first floor, a bright 17'7" x 13'1" lounge provides a comfortable principal reception room, complemented by a family bathroom and a well-sized bedroom measuring approximately 12'4" x 8'2". A landing and cupboard provide additional practical space.



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Energy Efficiency Rating

Rating	Current	Potential
(12-plus) A	~10%	~15%
(11-91) B	~15%	~25%
(10-80) C	~25%	~35%
(55-68) D	~35%	~45%
(39-54) E	~25%	~35%
(21-38) F	~15%	~25%
(1-20) G	~10%	~15%

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(92 plus) A	~10%	~15%
(81-91) B	~15%	~25%
(69-80) C	~25%	~35%
(55-68) D	~35%	~45%
(39-54) E	~25%	~35%
(21-38) F	~15%	~25%
(1-20) G	~10%	~15%

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

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