

sansome
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53 St. Marys Way, Burghfield Common

In Excess of £430,000

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Welcome to this appealing 3 bedroom semi-detached home, perfect for anyone seeking a comfortable and modern living space in a friendly neighbourhood. Step inside through the welcoming hallway, which leads you directly into the heart of the home: an open plan kitchen and living room designed for both relaxation and entertaining. The kitchen area is fitted with contemporary units and plenty of counter space, making it ideal for cooking up your favourite meals while still being part of the conversation in the adjoining living area. Just off the living space, you'll find a bright and inviting sun room (perfect for enjoying your morning coffee or relaxing with a good book), which adds a lovely extra touch to the ground floor. Upstairs, there are three bedrooms, each offering a comfortable retreat at the end of the day. The main bedroom is spacious enough for a double bed and additional furniture, while the other two bedrooms would work well as children's rooms, guest rooms or even a home office if you're working remotely. The bathroom is modern and stylish, featuring a clean, neutral décor and a practical layout with a bath and overhead shower. For added convenience, the property comes with a garage and driveway, providing plenty of space for parking and storage (ideal for bikes, tools, or extra household items). This house combines practical features with a warm and welcoming atmosphere, making it a great choice for families, couples, or anyone looking for a move-in ready home with flexible living spaces. The layout is both functional and sociable, allowing you to adapt the rooms to suit your lifestyle, whether you need space for entertaining, working from home, or simply unwinding after a busy day. With its combination of open plan living, a sun-filled additional room, three bedrooms, and handy storage solutions, this property really does tick all the boxes for modern living. If you're searching for a place that feels like home from the moment you walk in, this charming semi-detached house is well worth a closer look. Don't miss out on the chance to make it yours - get in touch today to arrange a viewing and see for yourself what makes this property so special.

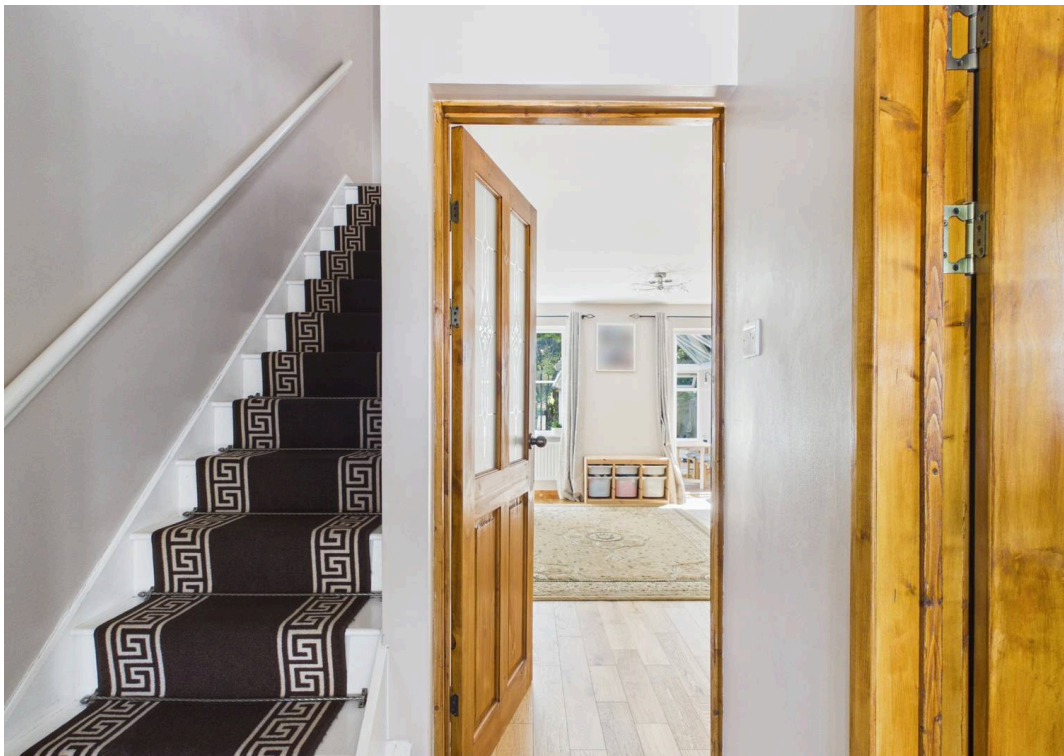
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







53 St. Marys Way

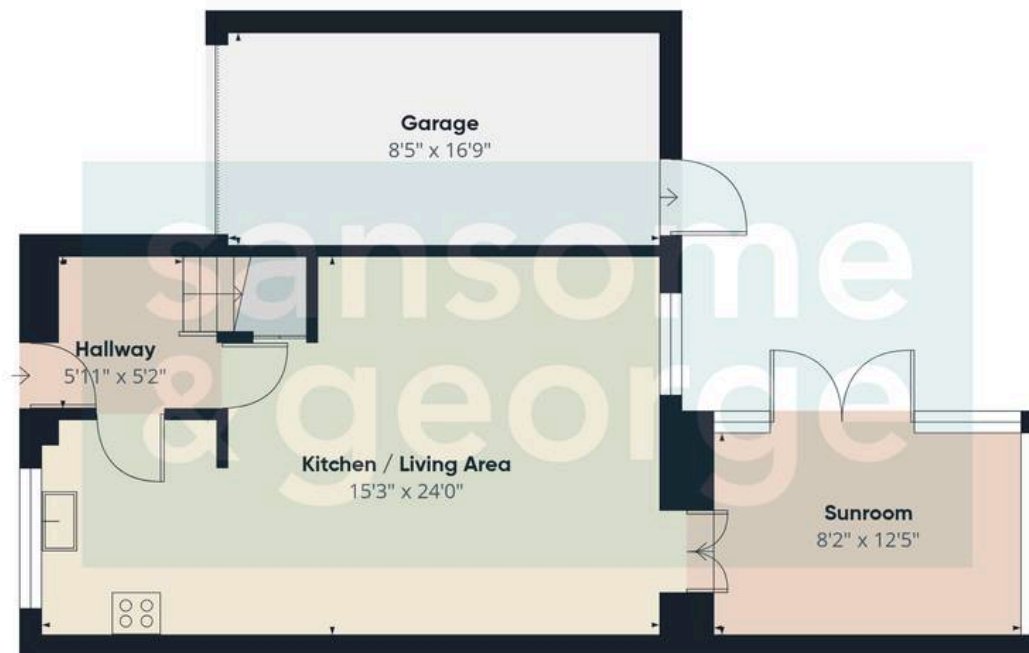
Burghfield Common, Reading

- Appealing 3 Bedroom Semi-detached home
- Hallway
- Open Plan Kitchen / Living room
- Sun room
- 3 Bedrooms
- Bathroom
- Garden
- Garage & Driveway



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Floor 0

Approximate total area⁽¹⁾

944 ft²

Reduced headroom

1 ft²



Floor 1

(1) Excluding balconies and terraces

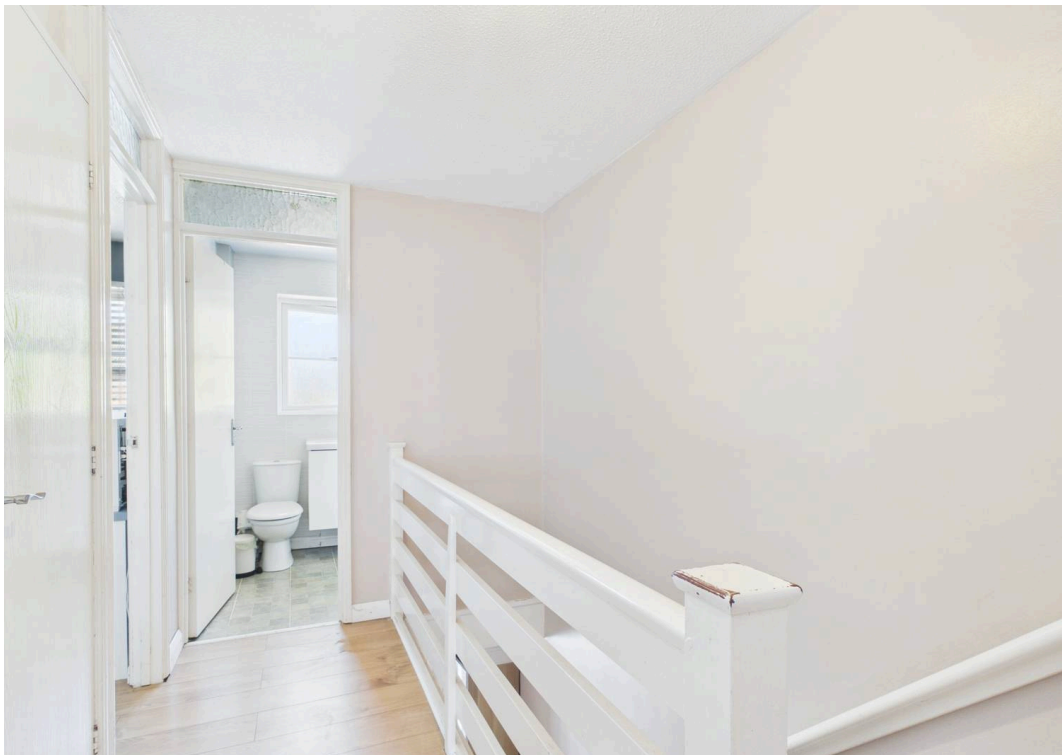
Reduced headroom

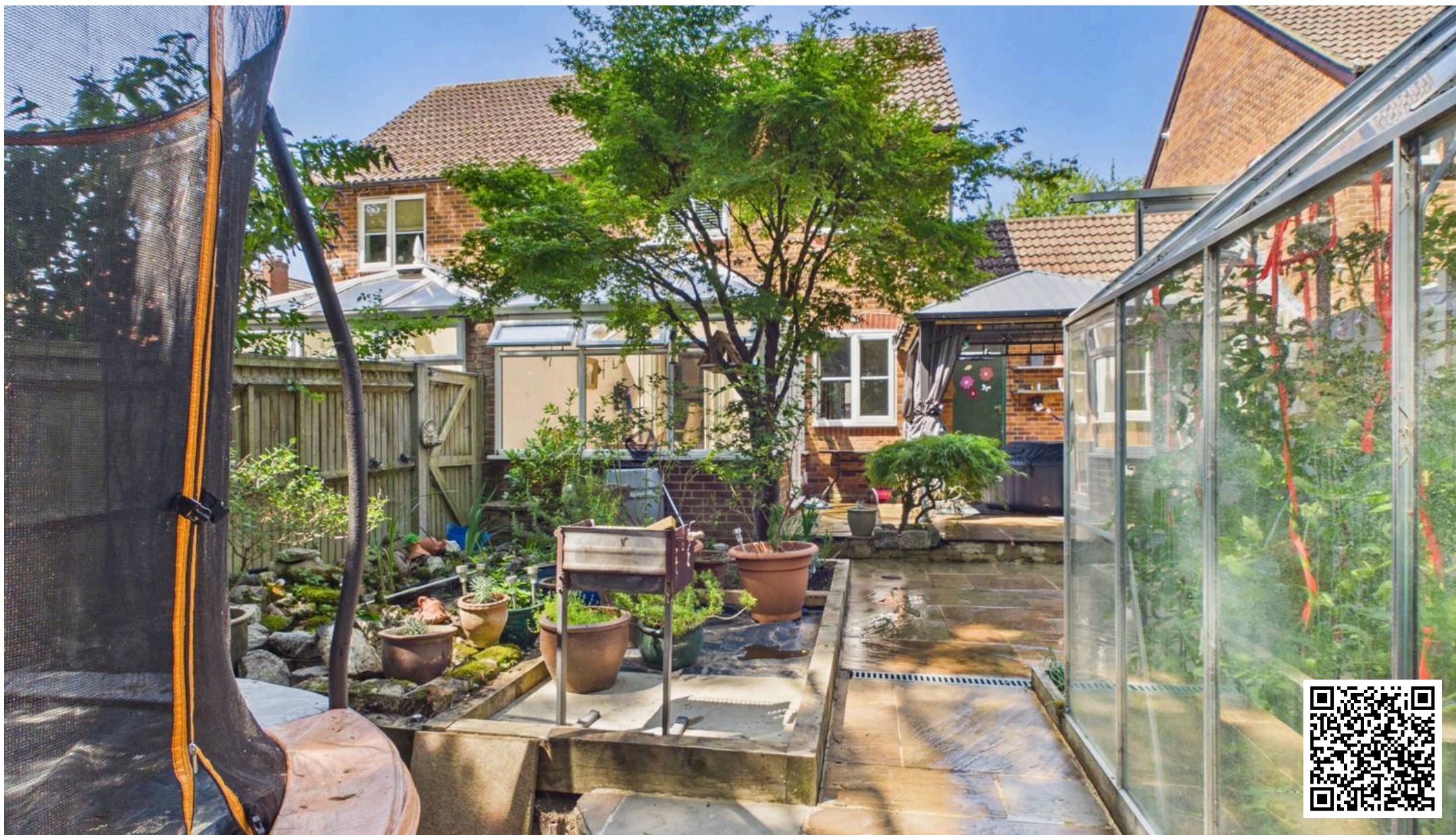
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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