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**31 Honey End Lane, Reading, RG30 4EL**  
**Guide Price £475,000 Freehold**

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- Popular 1930's Semi Detached House
- Convenient Location Close To Amenities
- 2 Separate Versatile Reception Rooms
- 3 'Well Proportioned' Bedrooms
- Fantastic Rear Garden Of Over 100'
- No 'Onward Chain' Complications
- Opposite Prospect Park
- Kitchen Plus Lean To/Conservatory
- Three Piece Bathroom
- Driveway Parking & Garage

Offered with the advantage of no 'onward chain' complications, This attractive 1930's bay fronted semi detached home is set in an established residential address with good commuter links and with easy access to a wealth of amenities including Prospect Park being under 100 yards away. The A4 Bath Road is 1 minute away leading east into Reading Town Centre or west to junction 12 of the M4 Motorway (each under 3 miles). Conveniently, The Meadway Shopping Precinct with supermarket, gym and various other conveniences and amenities, as well as reputable schools, frequent bus services and Reading West train station are all within minutes walk.

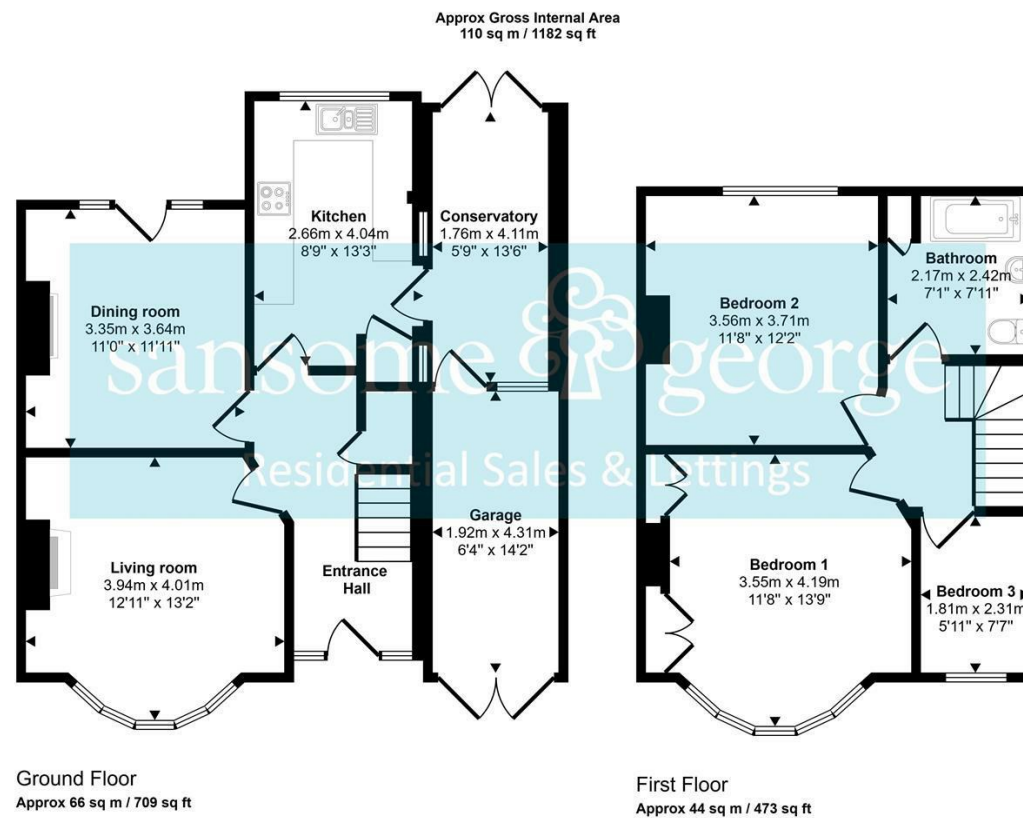
The classic 1930's semi detached property is approached via block paved driveway providing parking for several vehicles, access to garage, and leads to an open porch over the front door. From the entrance hall, stairs rise to the first floor landing and doors lead to 2 separate and interchangeable reception rooms comprising of a front aspect living room and rear aspect dining room with feature fireplace and door to rear garden. The separate kitchen is well appointed and includes access to an under stairs recess. A side aspect courtesy door from the kitchen opens to a useful and versatile lean to/conservatory with a service door to the garage and door leading to the garden. On the first floor, the landing gives access to 3 well proportioned bedrooms and a spacious family bathroom with white suite including shower over bath, fitted vanity unit with wash basin, heated towel rail and built in airing cupboard.

The large enclosed landscaped rear garden is another delightful and noteworthy feature of this superb home. Measuring approximately 100' in length and boasts a south westerly aspect. An area of artificial grass area spans the rear of the property and adjoins a mainly lawned level garden with well tended established flower/shrub beds.

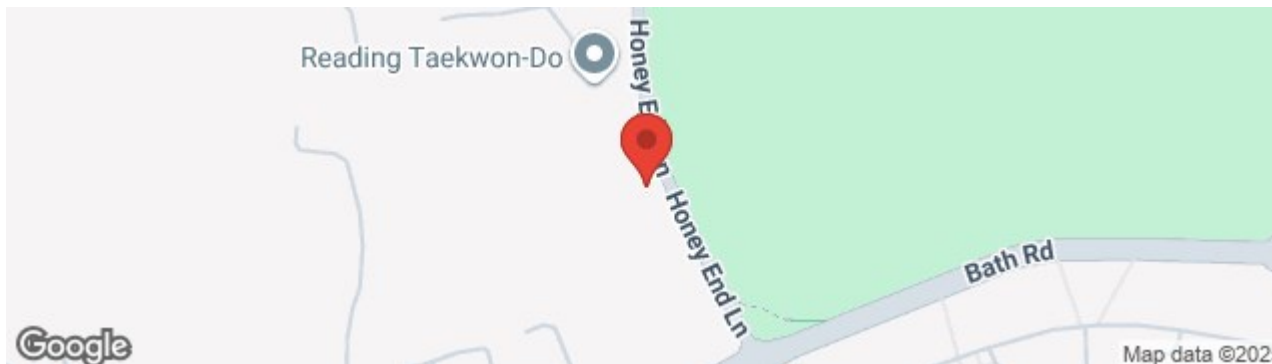
This sought after home also offers ample scope for future enlargement (subject to necessary consents) with opportunity to the rear, above the garage or into the lift space. To discuss this sought after property in more detail or to schedule a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

Reading Borough Council - Band D





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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