



37 Bushell Way, Arborfield
In Excess of £600,000



# 37 Bushell Way

Arborfield, Reading

Stunning 4-bed detached house in sought-after Penrose Park. Refitted kitchen, spacious living room with open fireplace. Generously proportioned bedrooms, master with refitted en-suite. Private driveway, garage, shingled area for parking/storage. Tranquil rear garden with decked patio. Convenient location near amenities and green spaces. Perfect retreat for families seeking style and functionality. Ample off-road parking.

Council Tax band: E

Tenure: Freehold

**EPC Energy Efficiency Rating:** 

**EPC Environmental Impact Rating:** 

- Stunning 21' Refitted Kitchen
- Sought After Penrose Park Development
- Garage & Ample Off Road Parking
- Four Good Size Bedrooms
- Refitted En-Suite to Master
- 13'11 Living Room with Open Fireplace
- Private Enclosed Garden
- Close to Amenities & Open Green Space

#### **Entrance Hall**

Doors to all rooms, stairs to first floor landing, built in understairs storage cupboard.

#### **Downstairs Cloakroom**

With W.C. window to front, wash hand basin.

# Living Room

13' 11" × 13' 6" (4.24m × 4.11m)

A wonderful cosy room, with feature bay window to front, feature open fired place.

## Kitchen Breakfast Room

21' 1" × 16' 10" (6.43m × 5.13m)

A stunning room and the beating heart of this family home, having been remodelled and refitted in recent years, with windows and patio doors onto deck and garden to the rear, further door to side. A range of high gloss finished eye and base level units with work tops over and matching upstands, inset ceramic sink. Inset 5 ring gas hob, with hood over and built in double ovens, integrated dishwasher, space for American Style fridge freezer. Ample space for dining room table and chairs. Return area (included within the measurements) with further appliance space.

# First Floor Landing

Access to all bedrooms and bathroom, window to front, built in airing cupboard.

### Bedroom 1

12' 0" x 11' 11" (3.66m x 3.63m)

Front and side aspect windows, two built in wall to wall double wardrobes, door to en-suite.

#### **En-Suite**

A refitted suite, wonderfully designed as a wet room, with tiled walls and matching flooring, window to side. Wash hand basin with vanity unit under, W.C. and walk in shower.

## Bedroom 2

13' 0" x 9' 5" (3.96m x 2.87m)

Rear aspect window over looking the garden, built in wardrobes.













## **Bedroom Three**

10' 10" x 9' 10" (3.30m x 3.00m)

Rear aspect over looking the garden, built in wardrobes.

# Bedroom 4

12' 0" x 6' 10" (3.66m x 2.08m)

Front aspect, built in wardrobes.

### Bathroom

Rear aspect, with panel enclosed bath, mixer taps and shower attachment, Wash hand basin, low level W. C. part tiled walls. Window to rear.

# Front Garden

Driveway leading to garage, providing ample off road parking, further shingled area, path to front door.

# Rear Garden

A fully enclosed garden, with large full width decked patio area leading onto mainly laid to lawn garden, various flower and shrub beds. Side pedestrian access with gate to front, additional access to the other side of the property.

## **GARAGE**

Single Garage

Single garage with up and over door, light and power, personal door to rear garden.













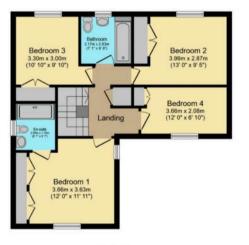












First Floor Floor area 62.0 sq.m. (667 sq.ft.)

Total floor area: 125.2 sq.m. (1,347 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purposes and do not form any part of any agreement. No liability is taken for any error, orientation or installments. A party must rely upon its own inspection(s). Prevented by week Perspectifyches. So

