



Bespoke
ESTATE AGENTS

3 Myton Walk, Theale
£375,000

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Theale, Reading

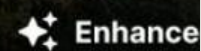
Three-bed semi-detached home in Myton Walk, just a short walk from Theale station and the village high street. The ground floor includes a spacious living room, a well-planned kitchen and a bright conservatory opening to the garden. Upstairs are three bedrooms, with built-in wardrobes in the main. Outside you have off-road parking, a garage and a private rear garden. A great option for anyone looking for a home they can personalise and make their own Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 3 Bedroom Semi With No onward chain
- Family-friendly residential location, quiet Theale cul de sac
- Easy walk to Theale station
- Close to village shops, pubs and cafes
- 21' Triple-aspect lounge
- Conservatory overlooking garden
- Private rear garden
- Integrated kitchen appliances
- Garage plus driveway parking
- Ideal first home or investment



Entrance Hall

A practical entrance hall with space for coats and shoes, leading directly into the main living room. It provides a straightforward welcome into the home and sets the tone for the layout ahead.

Lounge

10' 0" x 21' 0" (3.05m x 6.40m)

A generous, triple-aspect living room offering plenty of natural light throughout the day. The room provides a good amount of space for both seating and dining zones, with windows to the front, side and rear creating an open feel. An archway leads directly into the kitchen, keeping the ground floor connected. Stairs to the first floor are accessed from the far end of the room, making this the central hub of the home.

Kitchen

7' 0" x 10' 0" (2.13m x 3.05m)

A practical and well laid out kitchen positioned just off the living room, fitted with a range of white units that offer good storage and worktop space. Integrated appliances include dishwasher, along with an electric oven and hob, space for fridge freezer and plumbing for washing machine. A window and glazed door look and lead through to the conservatory, keeping the room naturally bright. The layout provides easy access to the main living area while remaining a defined, separate space for cooking.

Conservatory

8' 3" x 15' 0" (2.51m x 4.57m)

A bright, double glazed conservatory spanning the width of the rear of the house, offering an additional versatile living space. Large windows on all sides make it a naturally light room throughout the day, with views over the garden. Double doors open onto the patio, providing a straightforward connection between the house and the outdoor space. Finished with wood-effect flooring, it works well as a dining area, playroom or simple extension of the main living room.

Landing

A bright landing space providing access to all three bedrooms and the family bathroom. There is a built-in airing cupboard offering useful household storage. The area feels open and connects the upstairs rooms well, with the staircase leading neatly back down to the ground floor.





Bedroom 1

9' 0" x 10' 4" (2.74m x 3.15m)

A well-proportioned double bedroom positioned at the front of the property. The room features built-in wardrobes, providing useful storage while keeping the floor space open. A front-facing window with leaded glazing brings in natural light, and the neutral décor and laminate flooring make it a simple room to personalise.

Bedroom 2

8' 3" x 10' 6" (2.51m x 3.20m)

A calm rear-facing double bedroom overlooking the garden. The room offers a simple, neutral backdrop with laminate flooring and a good amount of natural light through the leaded window. It works well as a comfortable second bedroom, guest room or home office.

Bedroom 3

7' 0" x 9' 5" (2.13m x 2.87m)

A single bedroom located at the front of the house, ideal as a child's room, home office or guest space. The room has a front-facing window with leaded glazing and the same laminate flooring found throughout the first floor, giving it a clean and simple finish.

Bathroom

6' 9" x 7' 0" (2.06m x 2.13m)

The family bathroom includes a P-shaped bath with shower over, along with a pedestal basin and WC. Tiled walls and flooring keep the room easy to maintain, and an obscured window provides natural light and ventilation. A heated towel rail completes the space.

Garden

The rear garden offers a generous outdoor space with a mix of patio and lawn. A large paved area sits directly behind the conservatory, providing room for outdoor seating or dining. The lawn beyond is a good size and gives the garden plenty of potential for landscaping or family use. The garden is enclosed by fencing on all sides and includes a timber shed to one corner, with side access via private path and gate.

GARAGE

Single Garage

DRIVEWAY





Ground Floor
Floor area 52.3 sq.m. (563 sq.ft.)



First Floor
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 85.3 sq.m. (918 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 purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io