



**CRANBURY ROAD, READING, BERKSHIRE, RG30**  
**GUIDE PRICE £325,000 FREEHOLD**

**A SUPERB TWO BEDROOM BAY FRONTED  
VICTORIAN TERRACE WITH A FIRST FLOOR  
BATHROOM AND A SECLUDED REAR GARDEN**

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## DESCRIPTION:

A well-appointed bay fronted Victorian terrace conveniently situated within close proximity of the town centre and Reading West Train Station which serves access to London Paddington (Via Central Reading) in under half an hour. The property has been well cared for by the current owners and includes cast iron fireplaces, stripped wood floor boards and new decking and fencing to the rear garden. Internally comprising entrance hall, bay fronted sitting room, dining room, good sized kitchen, outside toilet, whilst to the first floor there are two double bedrooms and a walk in wardrobe/dressing room which are complemented by a family bathroom. To the rear there is a secluded rear garden with a newly decked area with steps leading down to the main part which is laid to lawn.

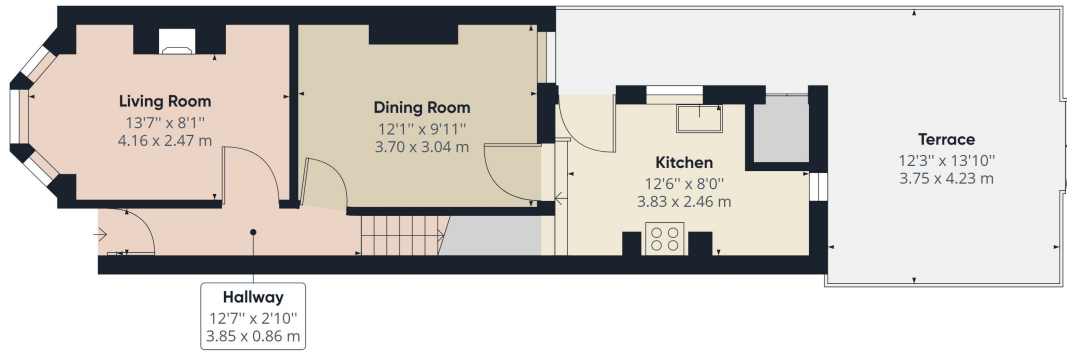
Within a short walk of the property is Prospect Park which is Reading's largest open space and gets its name from the fine views across the Kennet Valley and beyond. There is an excellent choice of schools nearby to include St Edward's Preparatory School, the Wren Secondary School, Reading Boys, The Abbey, Kendrick Girls School and St Joseph's College.

## AT A GLANCE

- Walking Distance Of The Town Centre
- Two Formal Reception Rooms
- Two Double Bedrooms
- Walk In Wardrobe/Dressing Room
- First Floor Bathroom
- Secluded Southerly Facing Garden
- Close Proximity To Prospect Park
- Council Tax Band B

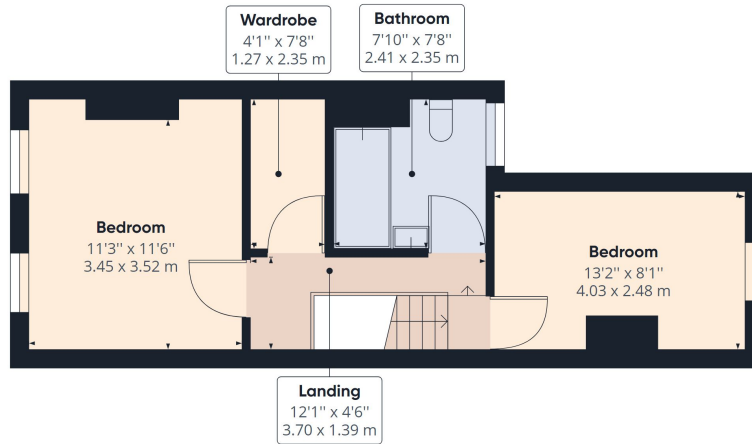






Approximate total area<sup>(1)</sup>  
767.31 ft<sup>2</sup>  
71.29 m<sup>2</sup>

Ground Floor



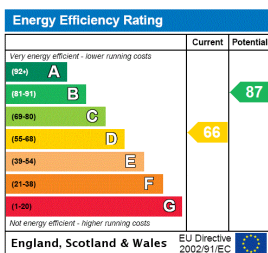
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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