

St. Georges Road, Reading, RG30 2RQ.

3 | 1 | 1

£380,000 *Freehold*

This stunning three bedroom period home enjoys a delightful garden room and useful loft space

This beautifully presented three-bedroom period home has been sympathetically modernised to combine its original character with contemporary living. A standout feature is the delightful, private rear garden which includes a detached garden room complete with en-suite shower facilities, offering excellent versatility as a home office, guest space, gym, or studio.

The accommodation comprises a welcoming entrance hall, a spacious living room, an impressive kitchen/breakfast room, a stylish ground floor bathroom, a separate utility room, an outer lobby, a first-floor landing, three generously sized bedrooms and a useful boarded loft space providing additional storage.

Further benefits include gas central heating via radiators and double-glazed windows.

KEY FEATURES

- Stunning period home
- Three separate bedrooms
- Spacious living room
- Impressive ground floor bathroom
- Wonderful kitchen/breakfast room
- Outer lobby/utility area
- Garden room with shower room



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...


Winkworth
for every step...


Winkworth


Winkworth


Winkworth


Winkworth



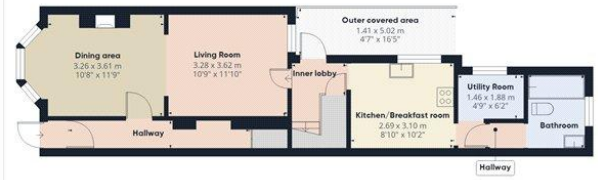






MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Winkworth

Approximate total area(1)

107.7 m²

1159 ft²

Balconies and terraces

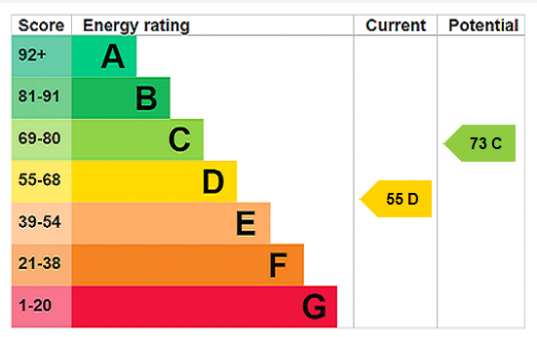
17.1 m²

184 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



For more information, scan the QR code or visit the link belo

https://www.winkworth.co.uk/sale/property/REA260124

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.