



**CURZON STREET, READING, RG30 1DA
OFFERS IN EXCESS OF £350,000 FREEHOLD**

THREE BEDROOM TERRACE HOUSE IN WEST READING CLOSE TO READING WEST TRAIN STATION

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

Presenting this beautifully improved Three bedroom Victorian terraced house, meticulously enhanced by the current owners. The property features an impressive recently refitted kitchen, a bay-fronted living room, and a dining room, offering a perfect blend of elegance and functionality. The three well-proportioned bedrooms and family bathroom provide comfortable living spaces for the whole family.

Benefiting from a recent boiler replacement, this property is not only aesthetically pleasing but also ensures modern convenience. The private, fully enclosed garden is ideal for outdoor relaxation and entertainment. Situated in close proximity to Reading West Train Station, this home offers easy access to transport links, making commuting a breeze.

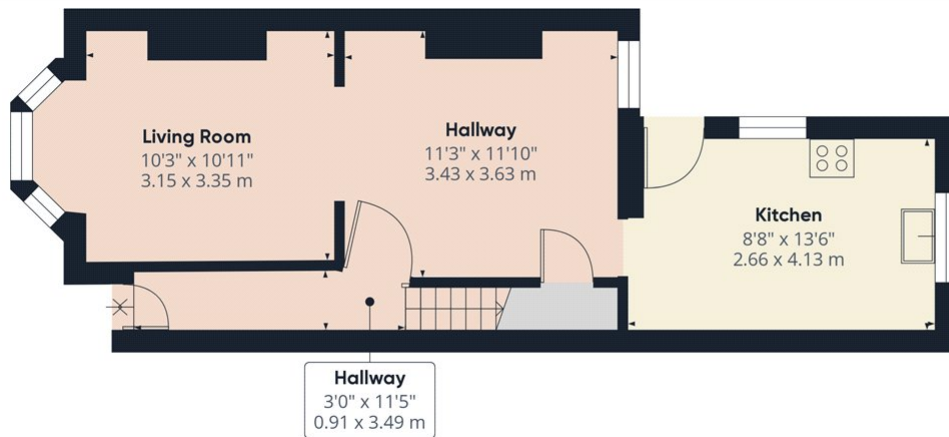
Don't miss the chance to make this exquisite property your own and enjoy the seamless blend of character and contemporary living. Contact us today to schedule a viewing and secure your dream home near Reading West Train Station.

AT A GLANCE

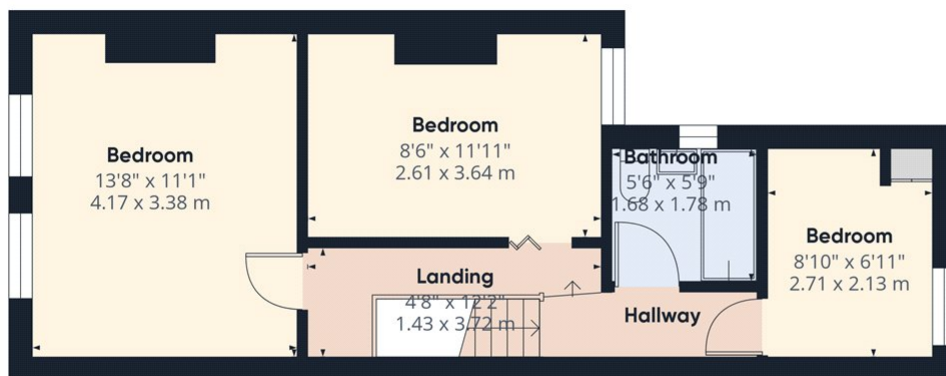
- Victorian House Improved By The Current Owners
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Recently Replaced Boiler
- Impressive Recently Refitted Kitchen
- Close Proximity To Reading West Train Station
- Private Fully Enclosed Garden
- First Floor Bathroom







Ground Floor



Floor 1

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Approximate total area⁽¹⁾
826.03 ft²
76.74 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Tenure: Freehold
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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