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Wensley Road, Reading, Berkshire, RG1 6DP

Offers in excess of £475,000 *Freehold*

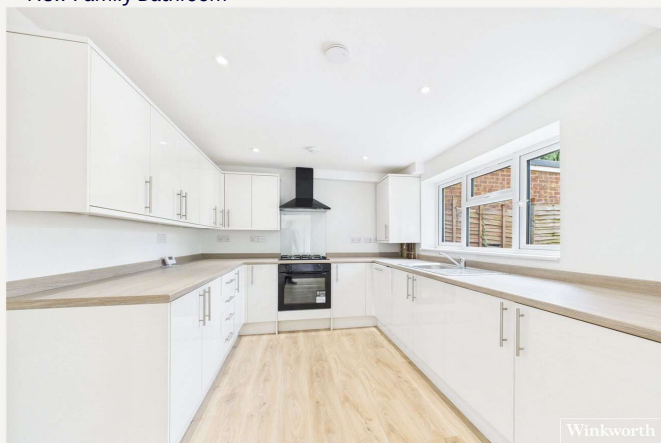


## A Refurbished and Extended 3/4 Bedroom Semi-Detached Home Occupying a Large Corner Plot and Being Sold as New

This extended and refurbished three/four bedroom semi-detached house occupying a generous corner plot is Presented as new. The property has undergone a full restoration and has been heavily extended offering the new owners the opportunity to move into an 'as new' family home. The plot, which is one of the largest in the area is set behind a set of wrought iron gates and offers off road parking for several vehicles. The ground floor which has been reconfigured and extended offers a spacious open plan living space with a contemporary fitted kitchen with range of integrated appliances, a WC and a second reception room which could be used as a ground floor bedroom, children's playroom, TV room or office. There is a set of bi-doors opening into the rear garden. On the first floor there are three bedrooms and a new family bathroom. This lovely family home is conveniently located a mile from Reading town centre, close to local amenities and transport links with the number 11 bus stopping on Wensley road, running every 20 minutes and offering access into town in just 10 minutes.

### KEY FEATURES

- Generous Corner Plot
- Offered as New with No Chain
- New Heating System and Boiler
- 3/4 Bedrooms
- Large Open Plan Ground Floor
- New Fitted kitchen with Integrated Appliances
- Bi-fold Doors Opening into a 50ft Rear Garden
- Driveway Parking for Several Vehicles
- New Family Bathroom



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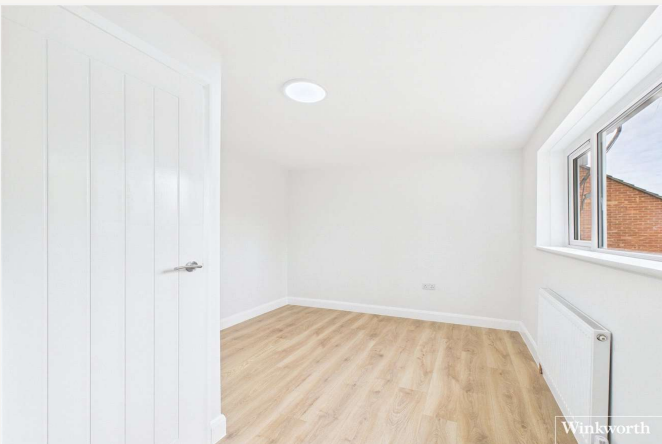
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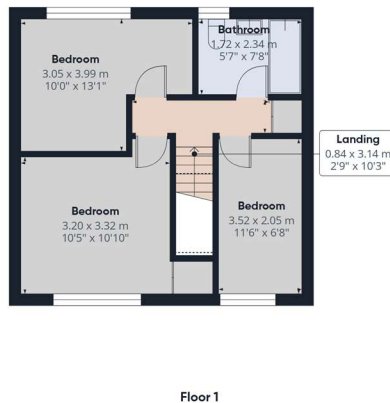






## MATERIAL INFO

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



**Approximate total area<sup>(1)</sup>**  
99.1 m<sup>2</sup>  
1068 ft<sup>2</sup>

**Reduced headroom**  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

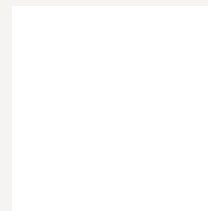
Reduced headroom  
..... Below 1.5 m/5 ft

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

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/REA250690>

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.

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