



BATH ROAD, BERKSHIRE, RG30 2AX
OFFERS IN EXCESS OF £600,000 FREEHOLD

AN IMMACULATE EXTENDED FOUR BEDROOM 1930'S
SEMI-DETACHED FAMILY HOME WITH A GARDEN ROOM
LESS THAN A MILE FROM READING TOWN CENTRE

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DESCRIPTION:

An immaculate extended 4 bedroom 1930's semi-detached family home in this convenient location under a mile from Reading town centre and close to a wealth of local amenities including, The Wren and Blessed Hugh Farringdon secondary schools and Southcote primary school. Reading West Train Station is half a mile away and Prospect Park is also a short walk. The property has been extended and renovated to an excellent standard throughout by the current owners. The spacious ground floor living space includes two inviting reception rooms, one with a fabulous feature bay window. The extended part of the house includes a generous country style kitchen/ diner with access from the lounge and featuring tiled flooring, solid wood work surfaces and a skylight above the dining area creating a bright space perfect for entertaining. The ground floor is completed by a study or potential spare bedroom, a WC, utility room and integral garage with tiled floor perfect for storage or as a gym/workshop. The lovely south facing rear garden has been landscaped to include a Koi pond and a flexible out-building which has been used as a bar/games room but would make an excellent home office, playroom or home gym. On the first floor there are four bedrooms, again all presented to a high standard. The master bedroom which has dual aspect windows also boasts a feature fireplace and a delightful en-suite bathroom overlooking the rear garden with double sized shower enclosure. The front bedroom boasts a large bay window creating another bright living space. A family bathroom with Heritage sanitary-ware and a freestanding clawfoot bath overlooking the rear garden completes the first floor. There is driveway parking to the front of the house for several cars. This delightful home retains a wealth of character and original features such as panelled doors, picture rails and a stained glass window to the front door. A stained glass window has also been recreated in the new windows of the master bedroom. In our opinion this is one of the best homes in this excellent location and viewings are highly recommended.

AT A GLANCE

- Extended Four Bedroom 1930's Semi
- Two Bathrooms and Ground Floor WC
- Garden Room - Bar/Home Office/Playroom
- Two Reception Rooms
- Study (or 5th Bedroom)
- Utility Room and Garage
- Off Road Parking for Several Cars
- South Facing Garden
- Council Tax Band C





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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
2047.69 ft²
190.24 m²



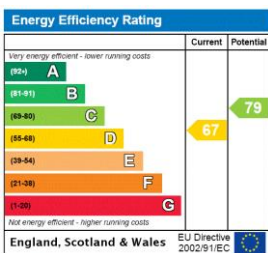
Ground Floor Building 2

(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.

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.



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