



ST. GEORGES ROAD, READING, RG30 2RQ  
**£550,000 FREEHOLD**

## CHARMING FOUR BEDROOM VICTORIAN DETACHED BUNGALOW WITH 100FT SOUTH FACING GARDEN FEATURING OFFICE/GARDEN ROOM

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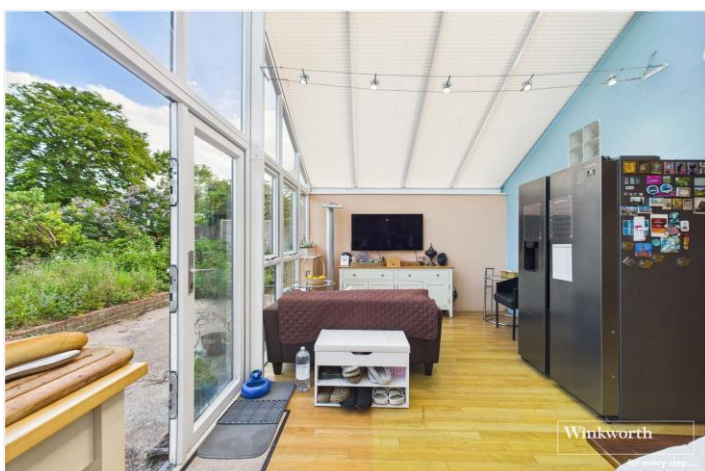


## DESCRIPTION:

Situated in the sought-after area of West Reading, this rare Victorian-built detached bungalow offers a unique opportunity for discerning buyers. Retaining a plethora of original features, this charming property has been thoughtfully extended over the years to provide flexible accommodation. The welcoming entrance hall leads to four bedrooms (two currently used as additional reception rooms), two bathrooms, and an impressive kitchen/dining/living room. The highlight of the property is the 100' south-facing garden, complete with an 11' insulated garden room/home office featuring lighting, network, and power connections. Boasting a freehold tenure and falling under Council Tax Band D, this property also benefits from easy access to Reading town centre and Reading West railway station. Don't miss out on this fabulous opportunity to own a characterful home in a prime location. Contact us today to arrange a viewing and discover the unique charm of this Victorian gem.

## AT A GLANCE

- Detached Victorian Bungalow
- Four Bedrooms
- Flexible Accommodation
- Sizable Rear South Facing Garden
- Office/Garden Room
- Extended
- Two Bathrooms
- Flexible Accommodation
- Good Transport Links









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Ground Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>m</sup>**  
1210 ft<sup>2</sup>  
112.5 m<sup>2</sup>

(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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** D

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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