



ST. GEORGES ROAD, READING, RG30 2RQ
OFFERS IN EXCESS OF **£475,000** FREEHOLD

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

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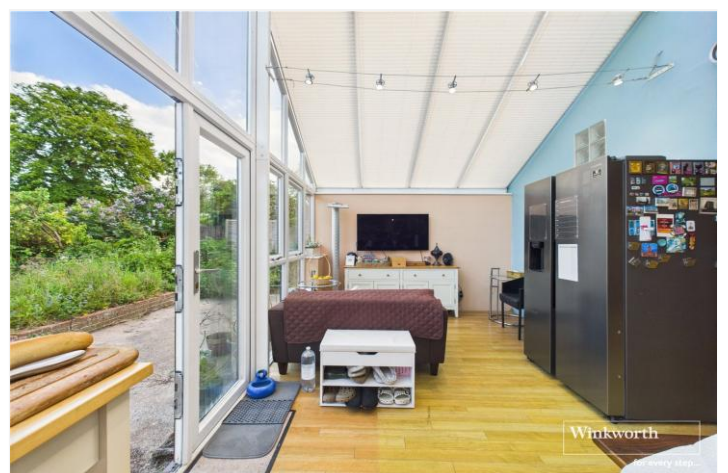


DESCRIPTION:

This rare Victorian-built detached single-story home in a sought-after West Reading neighbourhood presents a unique opportunity for buyers seeking a modern home with connections to Reading history. Original character features including renovated sash windows, picture and dado rails, and working fireplaces in some rooms. This charming property has been thoughtfully modernised and extended over the years to provide flexible accommodation for a growing family or couple. The welcoming entrance hall leads to four double bedrooms (two currently used as additional reception rooms) and one boxroom/office (also usable as a nursery or single bedroom) and two bathrooms. An impressive open-plan kitchen/dining/living room with granite worktops, Neff appliances and underfloor heating provides an ideal entertaining space. A water softener and pressurized tank supply mains-pressure hot water to all taps and showers. The highlight of the property is the 100' south-facing garden with mature fruit trees. An insulated 11' garden room/home office featuring lighting, network, and power connections offers homeworking space. 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. Grab this amazing opportunity to own a lovely family home in a perfect setting. Contact us today to arrange a viewing and discover the unique charm of this Victorian gem.

AT A GLANCE

- Detached
- Victorian Single Storey House
- 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^m
1210 ft²
112.5 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.

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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

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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