



CHRISTCHURCH ROAD, READING, RG2 7AA
OFFERS IN EXCESS OF £475,000 FREEHOLD

VERSATILE FOUR BEDROOM FOUR STOREY GEORGIAN TOWNHOUSE WITHIN THE CHRISTCHURCH CONSERVATION AREA

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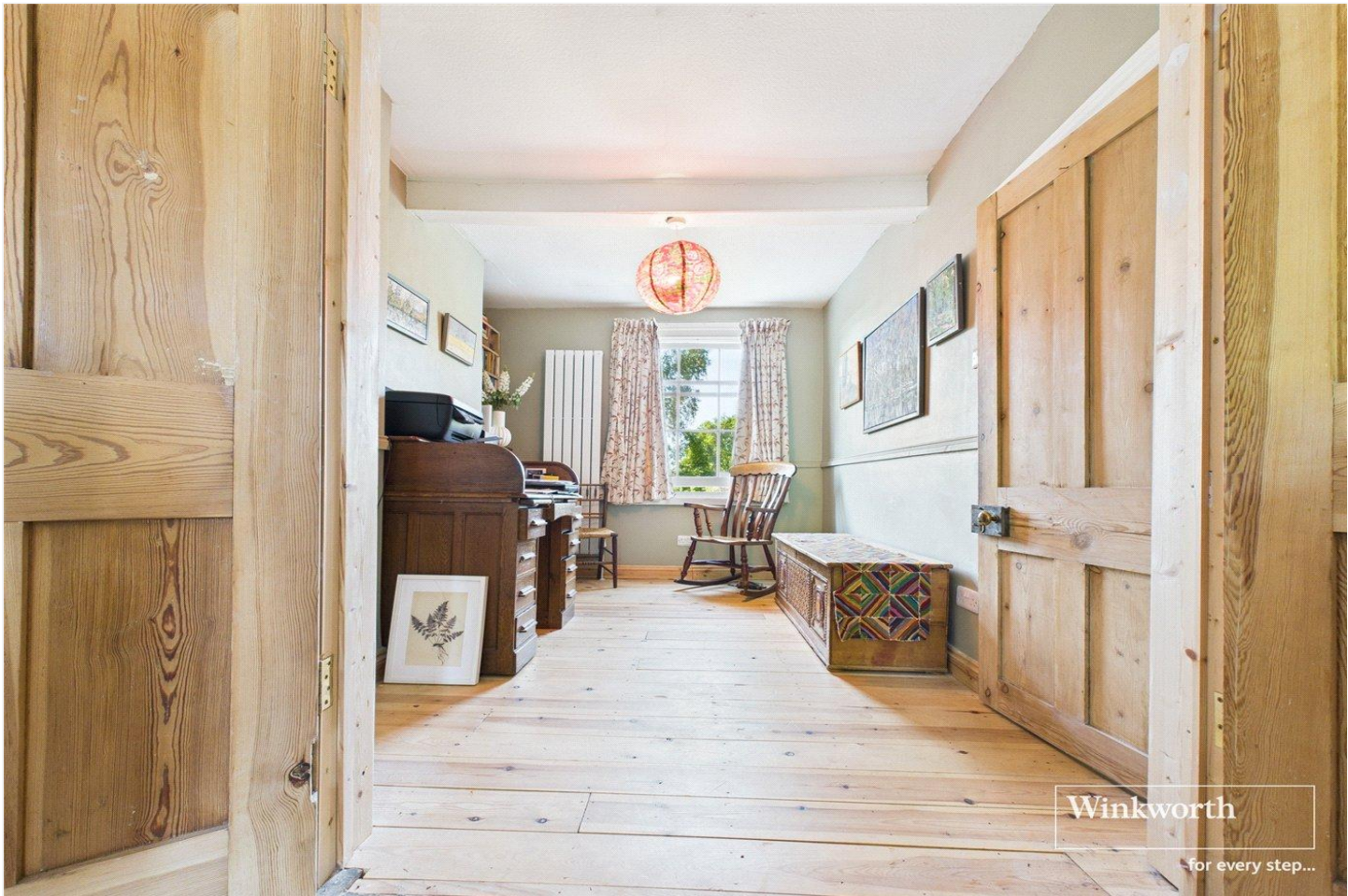
DESCRIPTION:

Introducing this versatile Grade II listed Georgian townhouse, spanning four storeys. Retaining many original period features, this property exudes historic charm and character. The top floor features a double bedroom with an additional sizable storage area, while the master bedroom boasts an ensuite bathroom. Enjoy the mature fully enclosed garden with a brick-built shed housing the combi boiler. Two of the four bedrooms are currently utilised as additional reception rooms, providing flexibility in the layout. The lower ground level accommodates a kitchen and a cosy reception room, ideal for daily living and entertaining. Residents can benefit from street parking, and the property's proximity to the town centre and train station adds to its convenience. Revel in far-reaching views and seize the opportunity to own a piece of history. Don't miss out - contact us now to arrange a viewing.

AT A GLANCE

- Four Storey Georgian Townhouse
- Two Double Bedrooms With Two Further Bedrooms Currently Used As Additional Reception Rooms
- Fully Enclosed Mature Garden
- Versatile Accommodation
- Far Reaching Views
- Close Proximity to town Centre & Train Station
- Family Bathroom And Ensuite Shower room
- Grade II Listed







Approximate total area⁽¹⁾
1043 ft²
97 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE 360

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: 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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