



WAVERLEY ROAD, READING, RG30 2PZ  
**OFFERS IN EXCESS OF £500,000 FREEHOLD**

**A RE-DECORATED FOUR BEDROOM SEMI-DETACHED  
 FAMILY HOME IN THIS SOUGHT AFTER TREE LINED ROAD  
 A MILE AND-A-HALF FROM READING TOWN CENTRE**

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## DESCRIPTION:

This attractive four bedroom period semi-detached home is conveniently located in a desirable tree lined road a mile and a half to the west Reading Town Centre. The property has been recently redecorated throughout and comes with brand new carpets in all of the upstairs bedroom, the landing and stairs.

On the ground floor there is a living room with stripped oak floorboards, a feature fireplace and bay window. There is a dining room to the rear of the house with access to the garden and into a well-designed modern country style kitchen/breakfast room with a range of integrated appliances. A double length garage with dual access garage doors from the front and rear flanks the side of the house and there is driveway parking to the front. There are four first floor bedrooms, a first floor bathroom and ground floor wc. To the rear of the house there is a generous private garden. This lovely family home is set in a great location close to local amenities, transport links and is less than 500 metres from Prospect Park which is Reading largest public park. Being sold with no chain complications and ready to move into it also offers scope to extend and to convert the loft to create additional living space, subject to the usual planning consents.

## AT A GLANCE

- 4 Bedroom Period Semi-Detached Home
- Re-decorated Throughout
- New Carpets on First Floor, Stairs and Landing
- Two Reception Rooms
- Modern Country-Style Fitted Kitchen/Breakfast Room
- First Floor Bathroom and Ground Floor WC
- Double Length Garage and Driveway
- Large Rear Garden
- No Chain







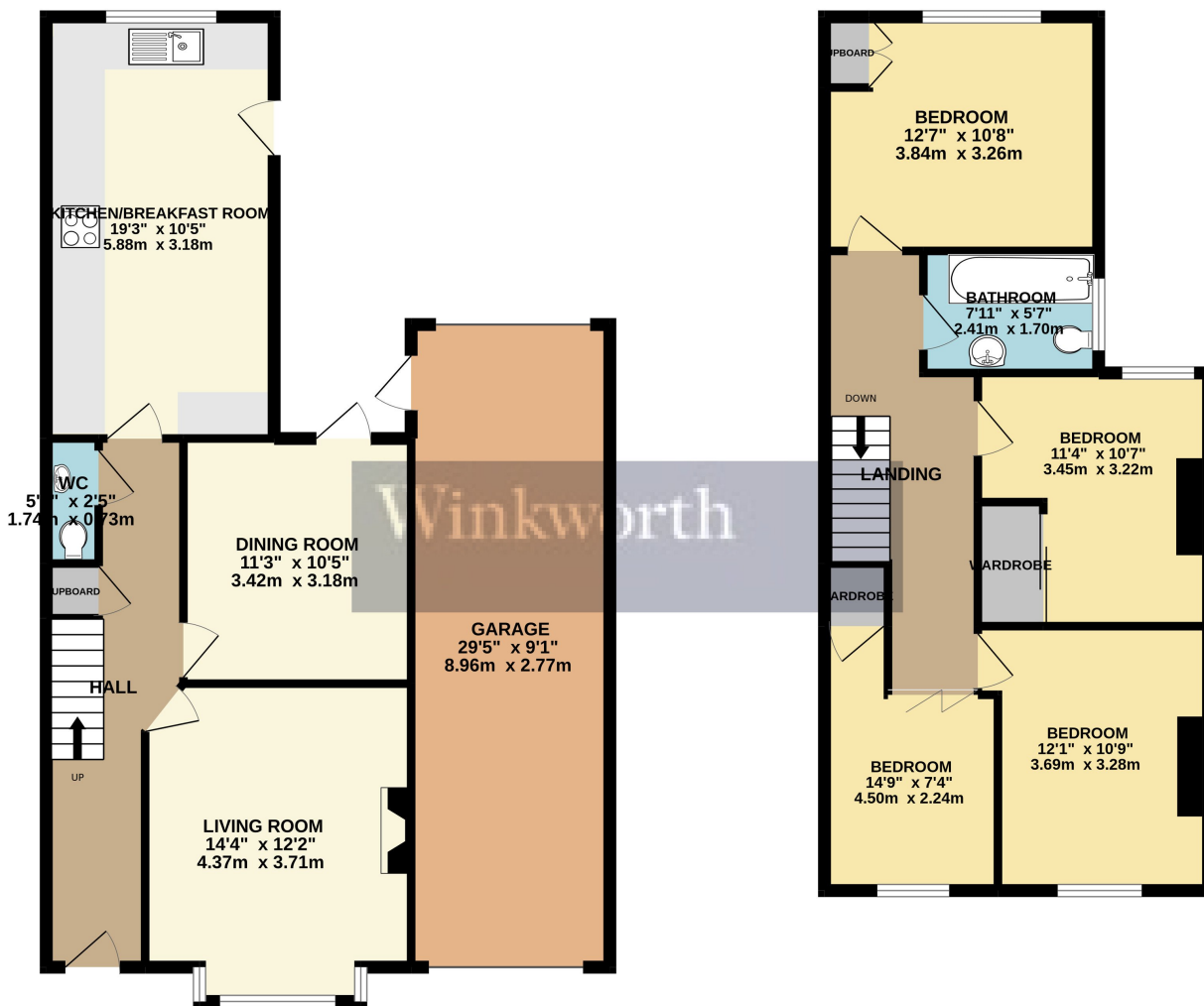






GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.

1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.

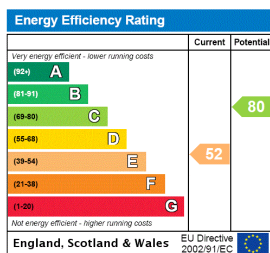


TOTAL FLOOR AREA: 1489 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold  
**Council Tax Band:** D



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