



Warwick Road, , Reading, RG2 7AX

£685,000

Walmsley



## Warwick Road, , Reading, RG2 7AX

Situated near the University of Reading and Royal Berkshire Hospital, this spacious five-bedroom semi-detached home blends original character with well-proportioned living spaces. The property features a bay-fronted sitting room, a separate dining room, a kitchen/dining area, a utility room, and a cloakroom. Upstairs, four bedrooms and a shower room are complemented by a fifth bedroom on the second floor.

The south-facing garden is beautifully enclosed with established borders, while the front offers a block-paved driveway behind a charming wrought iron fence. Recent improvements include a replacement roof and upgraded sash windows.

Warwick Road is perfectly positioned for easy access to Reading town centre, selective grammar schools, Cintra Park, and excellent transport links. Local shops, restaurants, and amenities are all within reach.

EPC Rating D | Council Tax Band F

<https://moverly.com/sale/VoWkGrSEjaHKTFHuóbcPvL/view>

## Tenure - Freehold







- A highly regarded tree-lined road
- Period features
- Driveway parking
- Close to Reading University
- Tax Band F
- EPC D

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**Approximate Gross Internal Area 1662 sq ft - 154 sq m**

Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 694 sq ft – 64 sq m

Second Floor Area 210 sq ft – 20 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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