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110 London Road,  
Ruscombe, Reading, RG10 9HJ  
**Price guide £900,000**

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# London Road, Ruscombe

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Situated in the charming village of Ruscombe, this delightful detached family home on London Road offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet accessible lifestyle. The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The property features two modern bathrooms, ensuring that morning routines run smoothly for the entire family. A standout feature of this home is the large rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

Ample parking is available at the front of the house, accommodating up to five vehicles, which is a rare find in such a sought-after location. Situated just half a mile from the village centre, residents will appreciate the convenience of local amenities, shops, and the main line station which is on the Elizabeth Line.

This individual family home is not only a comfortable retreat but also a wonderful opportunity to become part of a friendly and vibrant community. With its spacious interiors, generous outdoor space, and prime location, this property is sure to appeal to those looking for a perfect family abode in the heart of Ruscombe.



### Entrance hall

A fantastic entrance hall with wooden flooring, plenty of space for coats and shoes and access to the reception rooms.

### Living room

A 31ft room with plenty of natural light, wooden flooring and patio doors to the garden. A lovely view of the garden, a fantastic space that can be separated and split in different ways.

### Kitchen

With plenty of eye and base level units, a good size kitchen with plenty of light and a utility area located just by the kitchen with space for a washing machine and dryer.

### Dining room / snug

A perfect dining room or snug with panelling on the walls, also a perfect study.

### Conservatory

Accessed via the dining room, a further space which can be used as a play room, plenty of natural light and doors leading to the patio area and garden.

### Study

A quaint room at the front of the house, for a desk and storage.

### Master bedroom

A good size double bedroom with fitted wardrobes, dual aspect windows and a view to the front and back of the house.

### Shower room

A separate shower room with wash hand basin

### Bedroom 2

At the rear of the house with dual aspect windows, overlooking the garden with storage space.

### Bedroom 3

A further double bedroom with dual aspect windows, fitted wardrobes and shelving, a lovely light room.

### Bedroom 4

In the centre of the house, a further good size bedroom with storage.

### Family Bathroom

This has been newly re-furbished, half tiled, with bath, WC and wash hand basin with storage under.



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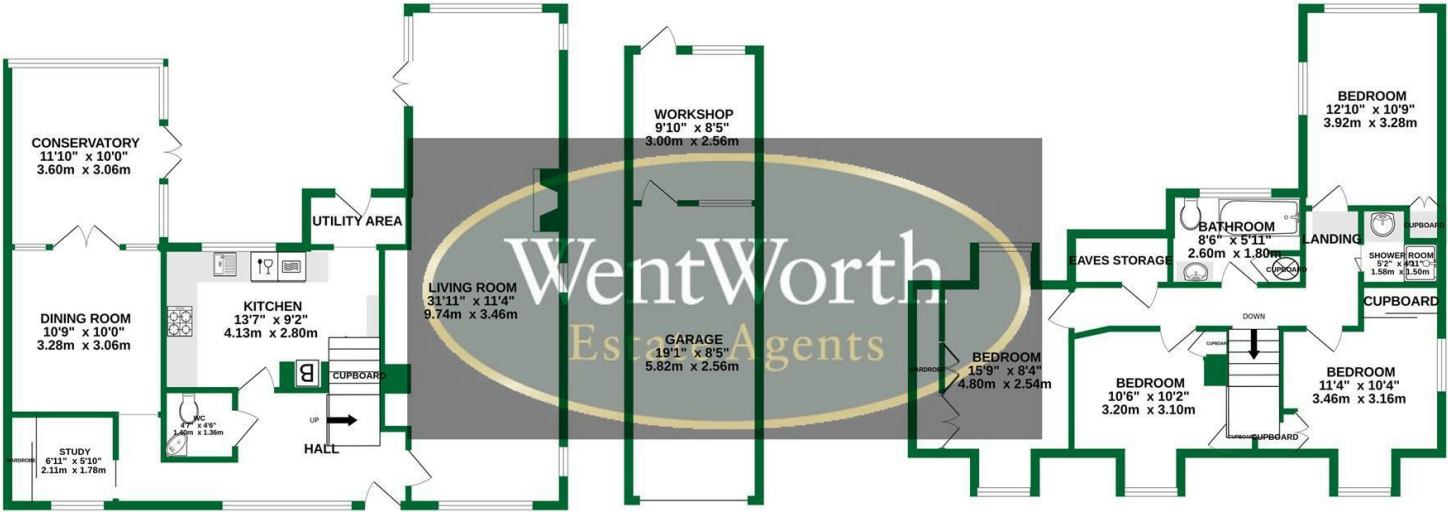
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GROUND FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.

1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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