



sansome  george

133 Wantage Road, Reading, Berkshire, RG30 2SL
Offers In Excess Of £550,000 Freehold

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Residential Sales & Lettings

- Character detached house
- Sizable southerly aspect established rear Garden
- 2 separate Reception Rooms
- Utility Room & Cloakroom
- Separate 1st floor Bathroom

- No 'Onward Chain' complications
- Driveway and single Garage
- 11' Kitchen/Breakfast Room
- 3 'double' Bedrooms all in excess of 10'
- Versatile Loft space accessed via Bedroom 3

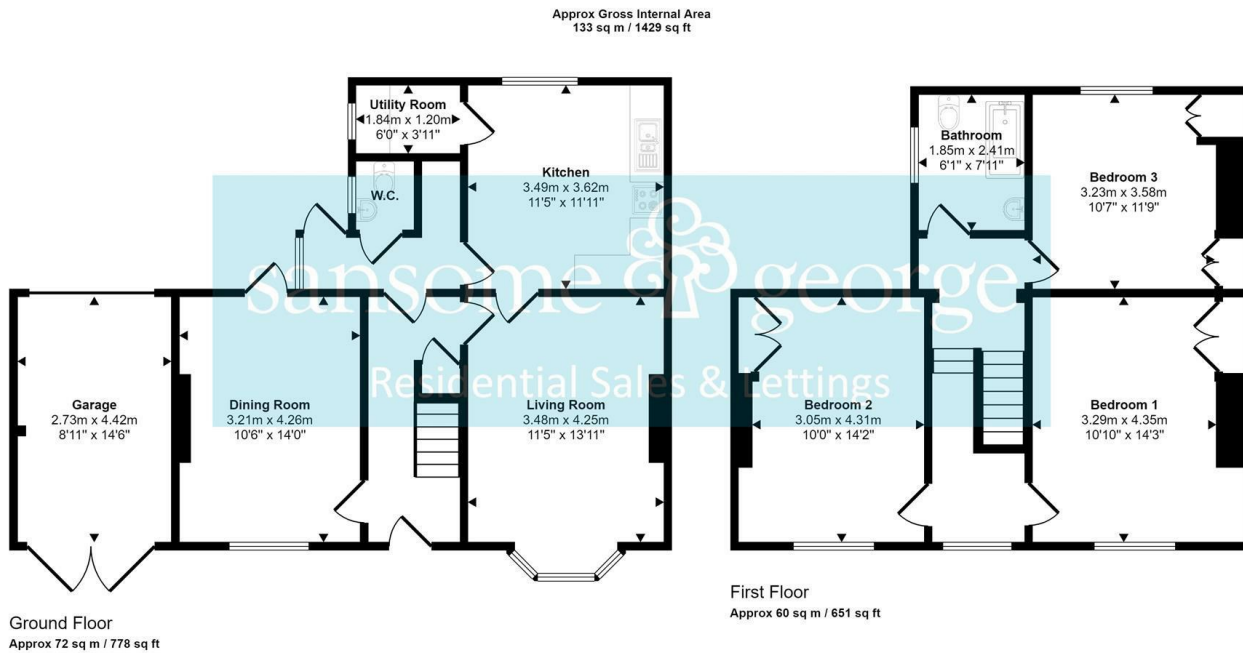
This attractive detached house retains a wealth of character and is offered for sale with the advantage of no 'Onward Chain' complications. Located on a favoured tree lined address, the property is positioned within minutes walk of Prospect Park, Reading West Train Station, popular schools to include 'Wilson Primary'. Regular bus services plus a range of shops, supermarkets, cafes, gyms, pubs, and restaurants are all within close proximity and Reading Town Centre and junctions 11 or 12 of the M4 Motorway via the A4 Bath Road are a simple commute.

Offering 1429 sq. ft. (133 sq. m.) of accommodation yet giving potential for further development or enlargement if necessary (subject to consents) the property retains a wealth of original features to include high ceilings, feature fireplaces and large UPVC double glazed sash windows. Enjoying great curb appeal, a lawned frontage sits behind established hedging with original quarry tiled path leading to attractive canopied porch over the front door. This opens to a central entrance hall where stairs rise to the first floor and doors lead to 2 separate and interchangeable reception rooms and a separate lobby which accesses a useful W/C, courtesy door to the garden, and a door leading to a well appointed kitchen/breakfast room with adjoining utility. The spacious front aspect landing has doors to 3 sizable 'double' bedrooms all in excess of 10' and a separate side aspect bathroom with white suite which includes a shower over bath. Above Bedroom 3, a versatile space in the loft/eaves with rear aspect window features light and power and is accessed via a ceiling hatch with fitted ladder from Bedroom 3. Believed to have originally been the Maid accommodation, this space has previously been used as a home office and for accessible storage. Outside, to the rear of the property, the generous rear garden boasts a southerly aspect and comprises paved patio areas, brick built outhouse, predominantly lawned garden and additional wild garden/orchard with established trees. Approached via driveway, the 'thru' single garage also opens to the rear garden.

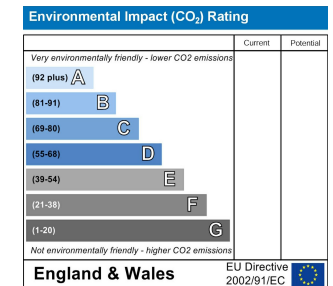
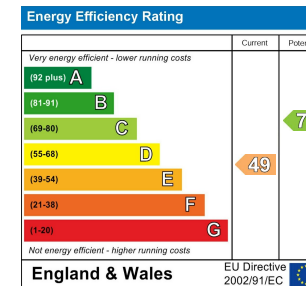
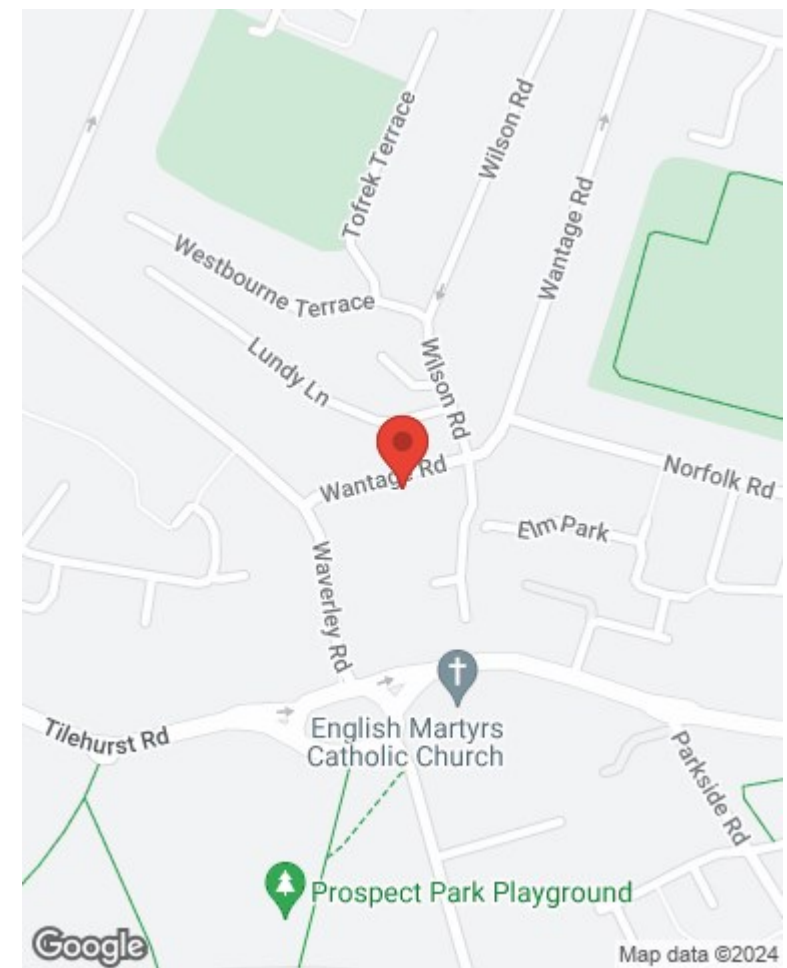
Please contact Sansome & George Estate Agents for more information on this fantastic property or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band D





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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