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93 Kensington Road, Reading, Berkshire, RG30 2SZ
£475,000 Freehold

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Residential Sales & Lettings

- Victorian 3 Story Terrace House
- Gated Parking To The Rear
- Lounge With Front Aspect Bay Window
- Well Appointed Large Kitchen
- Separate 1st Floor Shower Room Plus Outside WC
- Overlooking Kensington Park To The Front
- Lovely Garden With Garden Room Plus Ample Outbuildings
- Separate Dining Room
- 5 Bedrooms Over 2 Floors
- Gas Radiator Central Heating & Double Glazed Windows

Overlooking Kensington Park to the front this 3 storey Victorian Terrace is situated in a popular residential address approximately 1.5 miles to the west of Reading Town Centre and within minutes walk of a wealth of amenities. These include a range of shops, supermarkets, cafes and pubs as well as Battle Library and a 24 hour gym plus regular bus services all being within close proximity. Reading West Train Station (London Paddington, Reading Mainline, Newbury, Basingstoke) is also conveniently approximately 10 minutes walk.

This great example has been lovingly maintained by the current owners and offers generous accommodation, a well tended rear garden with numerous versatile out buildings to include a Garden room and also features gated off road parking accessed from Cranbury Road behind. The property is approached via a low walled frontage with path leading to a covered open porch over the front door which opens to the entrance hall with stairs ahead rising to the first floor ahead, a door leads to the lounge with front aspect bay window, and opens to a generous dining room. From the dining room a door opens to a sizable kitchen with ample fitted storage and work tops to include a breakfast bar. A side aspect door gives access to the rear garden. On the first floor, the landing services 3 'good sized' separate bedrooms and a side aspect shower room with large shower cubicle. Stairs from the first floor landing rise to a second floor landing which services another 2 bedrooms with an interconnecting door between. General notable features include gas fired central heating to radiators (n/t) and double glazed windows throughout.

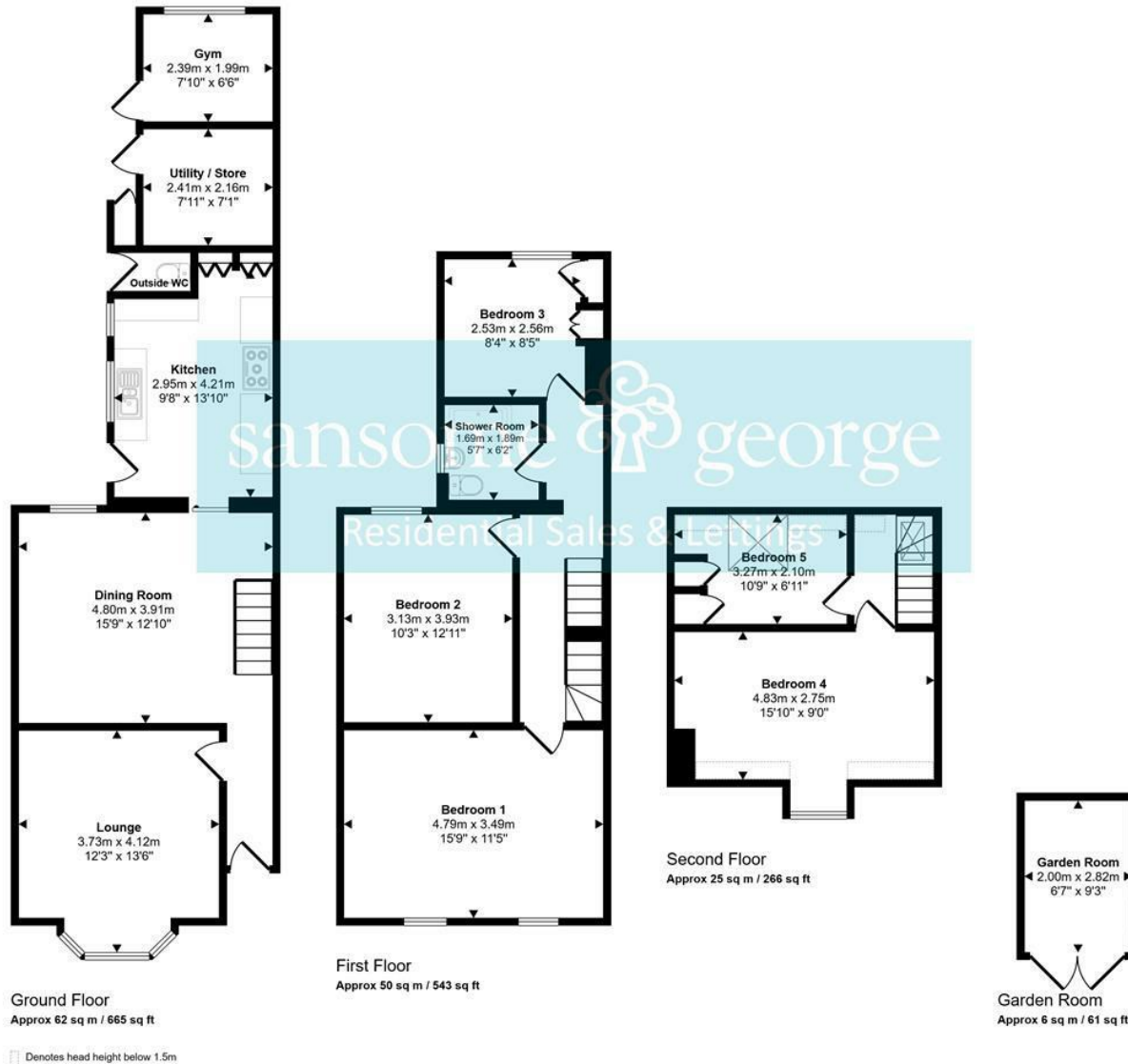
Outside, to the rear of the property, the well tended rear garden is another delightful feature of the property. There is a handy outside W/C, separate Utility Room and an additional room currently used as a gym. The patio then adjoins lawn with planted flower and shrub borders and an area of lawn. A deck area the leads to a charming and versatile garden room with light and power (ideal for use as a home office). A path then continues to a parking / hard standing area with three wooden storage sheds and double opening timber gates giving vehicular access.

For more information on this sought after and sizable property, please contact Sansome & George estate Agents at your earliest convenience.

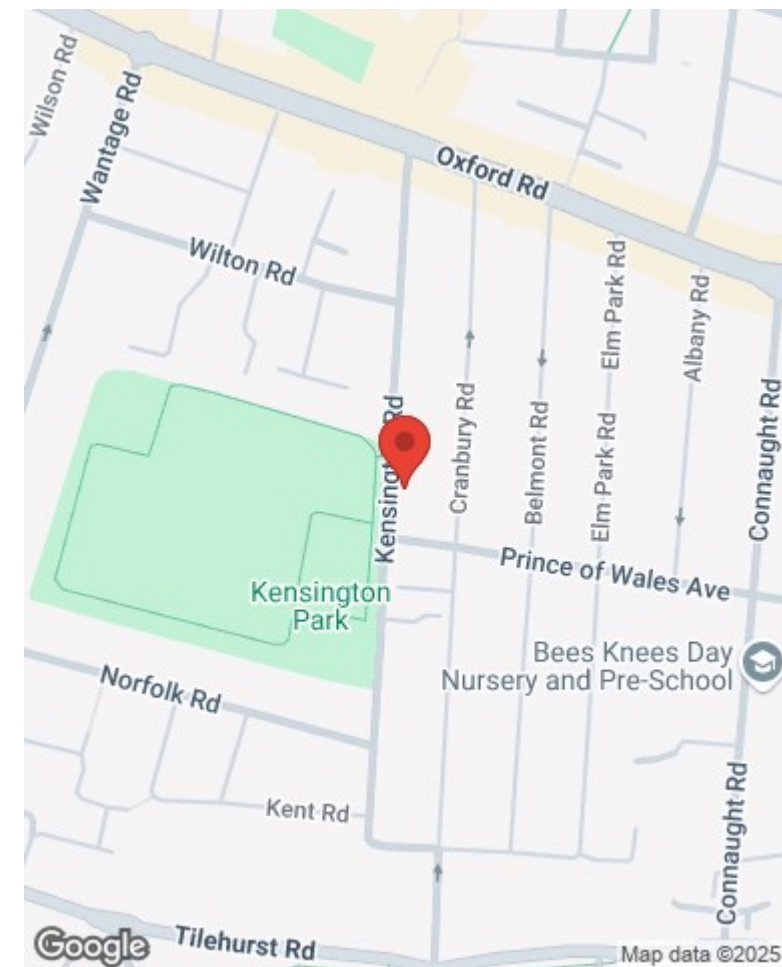
Reading Borough Council - Band D



Approx Gross Internal Area
143 sq m / 1534 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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