



235 Waverley Road, Reading, RG30 2QH
Guide Price £350,000 Freehold

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Residential Sales & Lettings

- Victorian Terrace House
- Entrance Hall With Turning Staircase
- 13' (4m.) Fitted Kitchen
- Separate First Floor 3 Piece Bathroom
- Elevated Rear Outlook Giving Views

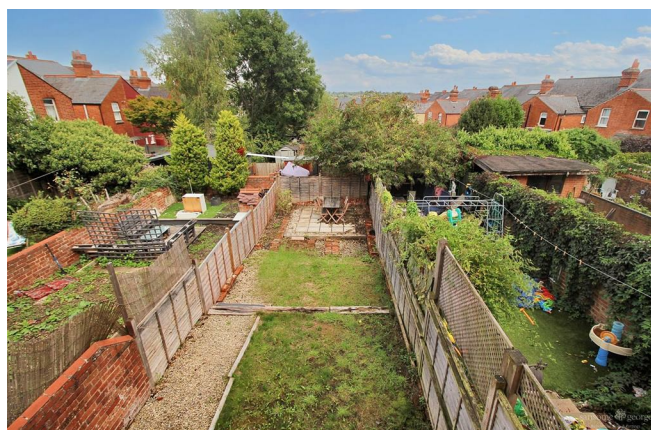
- No 'Onward Chain' Complications
- Front Aspect Living Room, Separate Dining Room
- 3 Good Sized Separate Bedrooms
- 45l Enclosed Rear Garden
- Potential For Extension Or Loft Conversion (STPP)

This attractive bay fronted Victorian terrace house is situated on a favoured tree lined address approximately 2 miles to the west of Reading town centre and within under 10 minutes walk distance of Prospect Park, desirable Wilson Primary school, and numerous frequent bus services as well as a host of other amenities which include shops, supermarkets, gyms, cafes, pubs and restaurants. Both Reading West and Tilehurst train stations are also each approximately 1 mile away connecting Reading main line, London Paddington, Oxford, Newbury and Basingstoke.

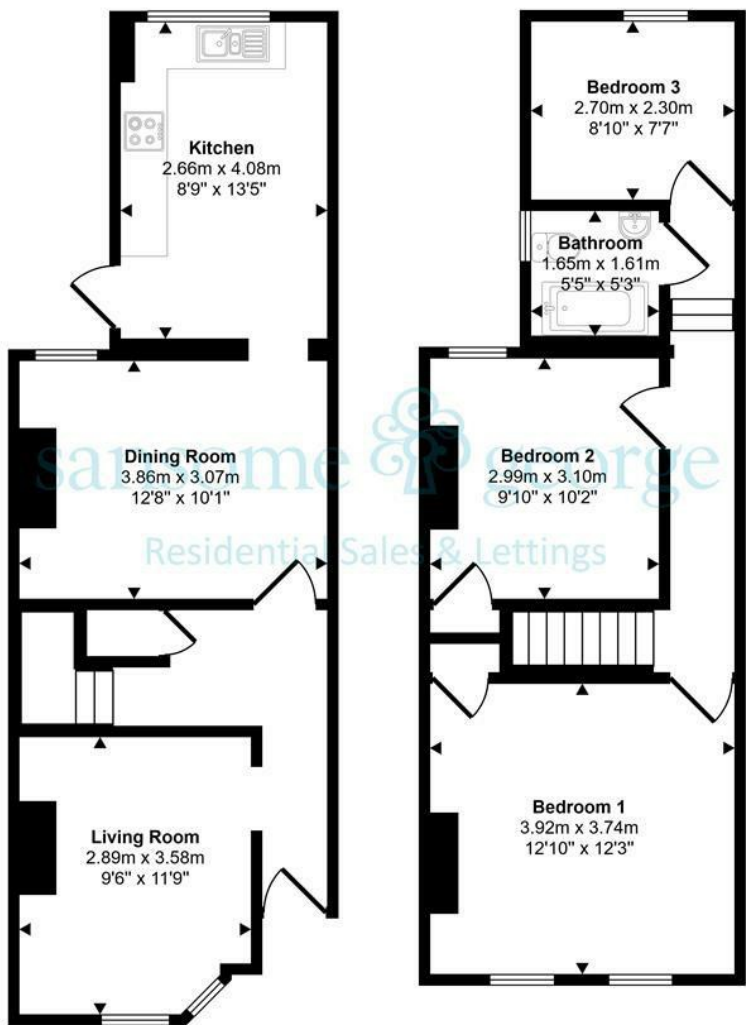
Offered with the advantage of no 'onward chain' complications, the property sits behind a low wall with a gate opening to a gravel frontage with path leading to an open porch over the front door. Being of a slightly rarer style, the ground floor features a living room with front aspect bay window and a separate rear aspect dining room, both accessed via the entrance hall where a turning staircase rises to the first floor. The kitchen is accessed from the dining room and enjoys a large rear aspect window and side aspect door to the garden, and is fitted with a comprehensive range of modern units plus integrated oven and hob. On the first floor, the landing services 3 separate and well proportioned bedrooms, and a side aspect bathroom with a white suite and heated towel rail. Outside, the the rear of the property, the garden is enclosed by wooden panel fencing with a paved area as the 'side return' from the back door opens to a paved seating area where steps lead down to a gravel path and lawn which leads down to a second paved patio.

Complemented by UPVC double glazing throughout and a gas fired 'combi' boiler serving central heating and domestic hot water, this sought after property must be seen to be appreciated. Occupying an elevated position on a sought after road, the property also enjoys potential for future enlargement with opportunity to extend to the rear or into the loft space (all subject to necessary consents) with several neighbouring properties already having done so to take advantage of the far reaching views to the north over rooftops to the Chiltern Hills and countryside beyond. Please contact Sansome & George to discuss this property in more detail or to arrange a viewing appointment.

Reading Borough Council - Band C



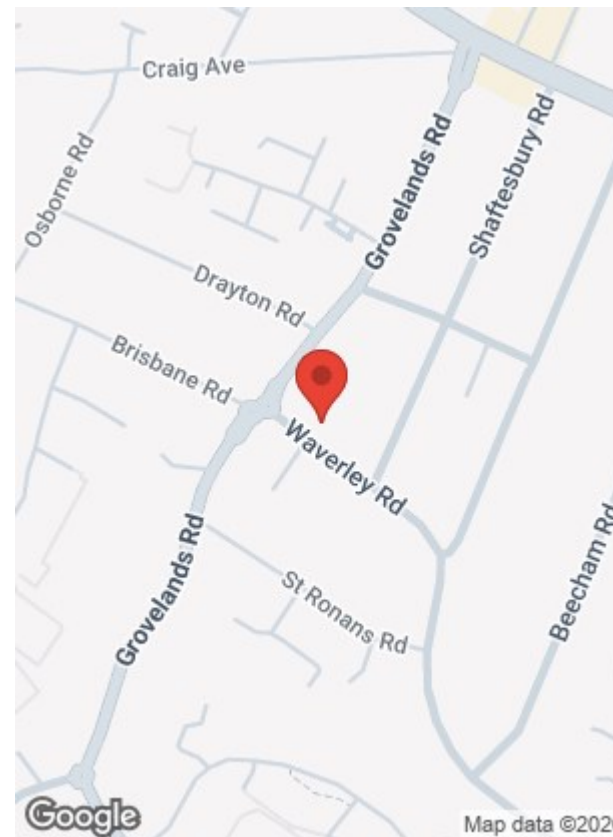
Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft

First Floor
Approx 43 sq m / 465 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		65	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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