



P Permit holders only

Randolph Road, , Reading, RG1 8EB

£550,000

Walmsley

## Randolph Road, , Reading, RG1 8EB

A superb example of a deceptively spacious four-bedroom, period terraced property, finished to exacting standards, benefiting from rear extension and a loft conversion. The impressive accommodation, which spans across three separate floors, comprises entrance hall, W/C, contemporary open plan kitchen/breakfast room leading into living room extension, landing, three firstfloor bedrooms, and a separately approached family bathroom. A firstfloor staircase gives access to a secondfloor double bedroom with an ensuite facility. Externally, the property benefits from an enclosed rear garden. No onward chain. EPC rating C. Council tax band C.

Conveniently situated within close proximity of Reading and Caversham centres., as well as walking distance of the Thames promenade. The mainline station is located within 0.7 miles, offers residents a swift and regular service to London Paddington, bringing the bustling capital within reach in approximately 25–35 minutes. Furthermore, the property enjoys the added advantage of Crossrail services,

### Tenure - Freehold

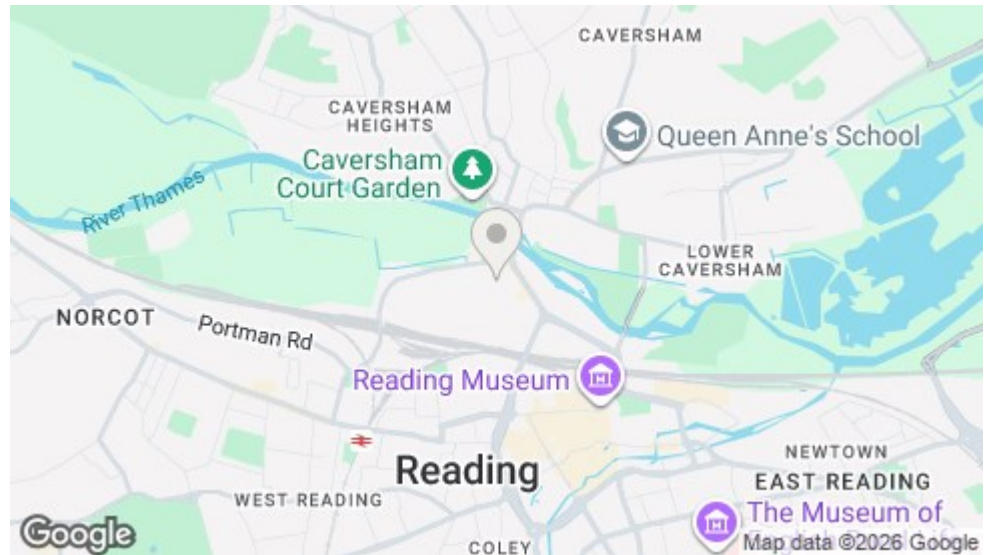
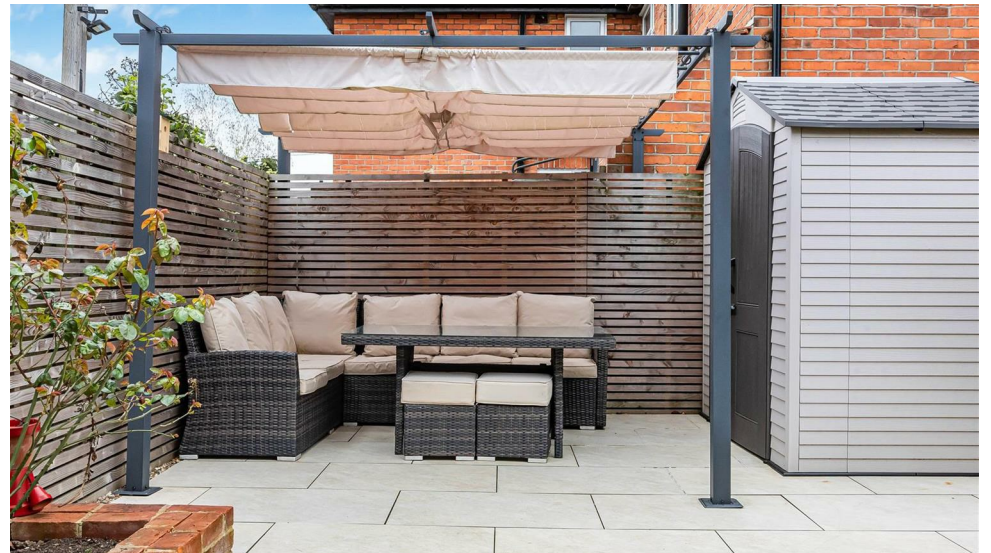
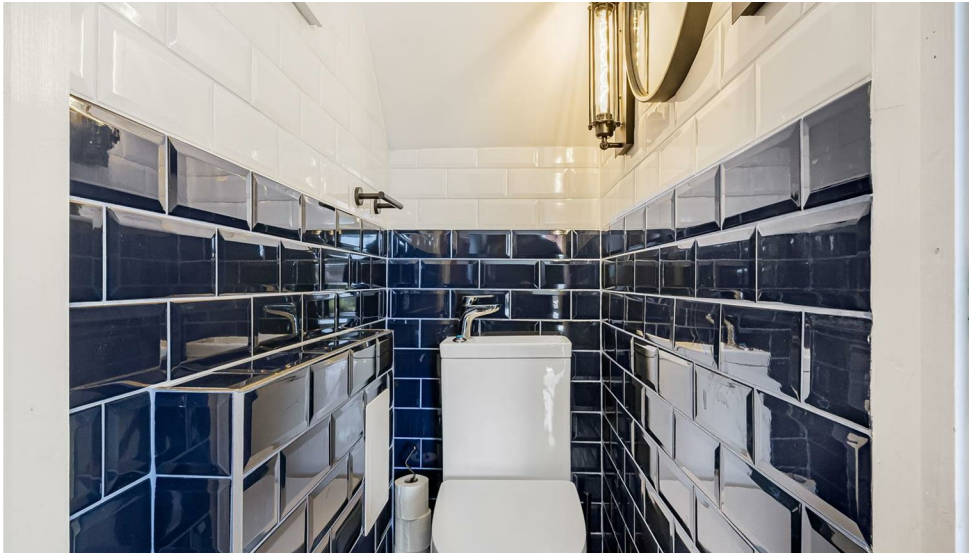




- Extended and converted period terrace
- Contemporary finish
- Modern kitchen
- Four bedrooms
- En-suite, plus family bathroom
- No onward chain

4 2 1 C





**Approximate Gross Internal Area 1401 sq ft - 130 sq m**

Ground Floor Area 604 sq ft – 56 sq m

First Floor Area 519 sq ft – 48 sq m

Second Floor Area 278 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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