



**74 Grovelands Road, Reading, RG30 2NY**  
**£425,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Superb Victorian Terrace House
- Sought after blend of original character with modern updates
- Open Plan Fitted Kitchen/Breakfast Room
- 3 Separate Bedrooms & First Floor Bathroom
- Landscaped Rear Garden With Gazebo

- No 'Onward Chain' Complications
- Versatile Interlinking Reception Rooms
- Utility/Cloakroom
- Converted Loft With Rear Dormer Accessed Via Staircase
- UPVC double glazing & Gas Radiator Central Heating

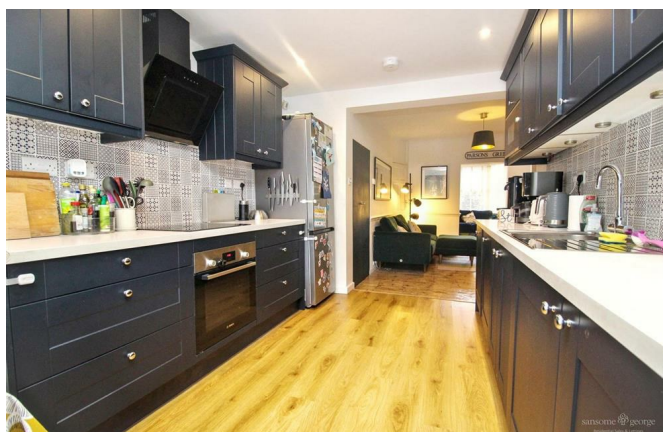
Offered to the market with the added advantage of no 'onward chain' complications, this superb Victorian terrace house offers a sought after blend of charming period character features partnered with modern updates, style and convenience. This desirable home is ideally situated within close proximity of a wealth of amenities to include Prospect Park, several frequent bus services, primary and secondary schools as well as a range of shops, gyms, supermarkets, cafes, pubs and restaurants all being within under 10 minutes walk. Both Tilehurst and West Reading train stations (direct links to London Paddington) are each circa 15 minutes walk, Reading town center is just 2.5 miles to the east, and the A4 Bath Road is a 2 minute commute by car making access to the M4 motorway easy.

Enjoying great appeal, this attractive and deceptively spacious property is approached via a hardscaped frontage which is mainly paved, behind a low level wall with iron railings, with a path leading to the open covered porch over the front door. The entrance hall has stairs directly ahead rising to the first floor and doors to the lounge and sitting room. These versatile reception rooms interlink with the front aspect lounge featuring a bay window and exposed brick open fireplace, and the sitting room boasting access to built in under stairs storage and open fireplace housing wood burning stove, original exposed floorboards throughout both rooms creates great continuity. The sitting room opens to the kitchen and also has a door opening to a practical utility/cloakroom with courtesy stable door opening to the rear garden. The kitchen is well appointed with comprehensive of classic 'shaker style' units and drawers with ample work top space and complemented by integrated appliances. Tri-folding doors from the breakfast area open to the rear garden. On the first floor, the landing gives access to 3 separate and well proportioned bedrooms which are serviced by a side aspect bathroom which includes a shower over the bath. A staircase from the landing leads up to a second rear aspect landing where a door opens to the loft space which has been converted to include two front aspect 'Velux' roof light windows plus a rear aspect 'Juliet Balcony' from the full dormer spanning the rear of the roof.

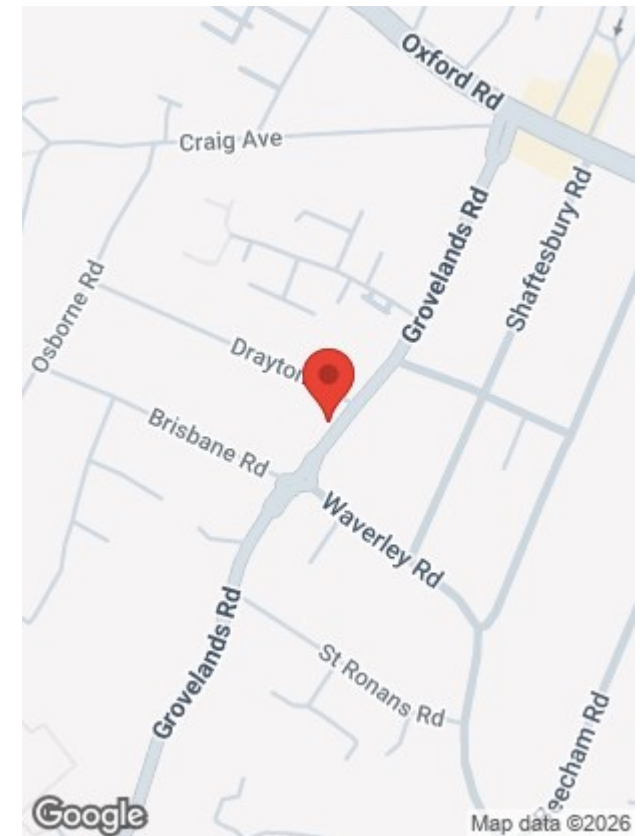
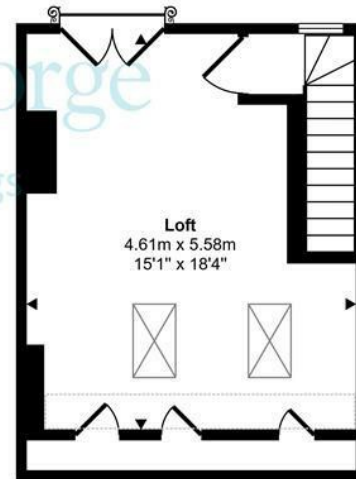
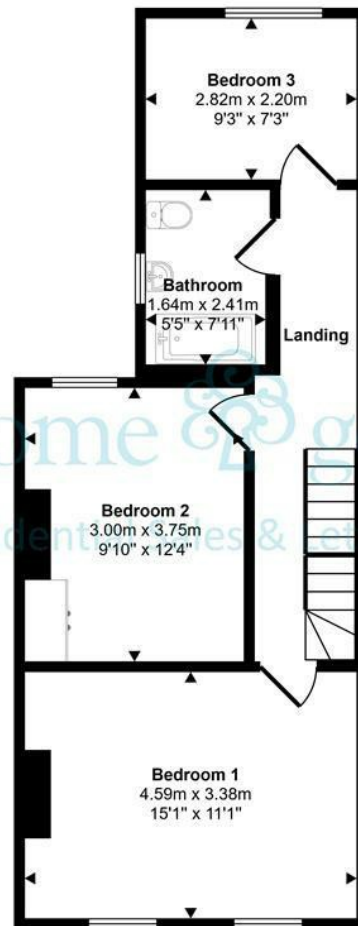
Outside, the landscaped garden is another delightful feature of this desirable home. Boasting a predominantly westerly aspect, the rear garden is enclosed by original brick walls to either side with some screening fencing above and established planted trees and shrubs to the borders. A paved patio across the rear of the property continues up two steps to a path alongside an area of artificial grass to a timber built gazebo across the bottom of the garden with a secure gate giving access to the path behind (shared only by neighboring properties).

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



Approx Gross Internal Area  
127 sq m / 1362 sq ft



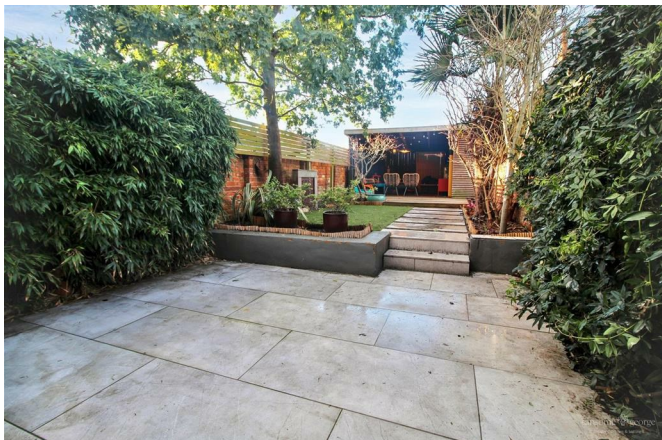
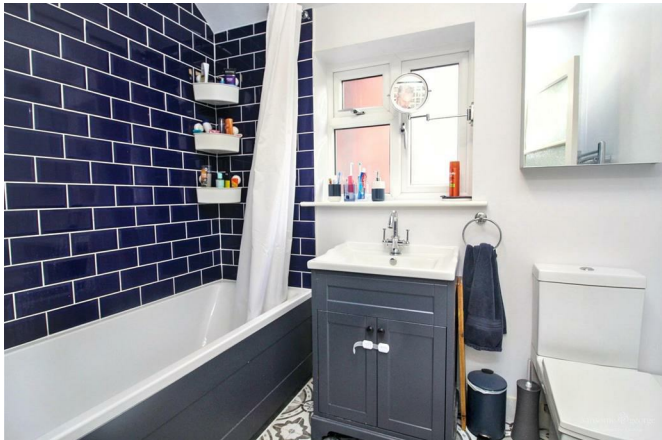
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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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