



93 Wantage Road, Reading, RG30 2SN
Guide Price £515,000 Freehold

sansome & george

sansome & george
Residential Sales & Lettings

- Attractive Extended Character Semi Detached House
- Off Road Parking & Side Access With Ample Storage
- 26' Living Room
- Conservatory/Utility & Ground Floor Shower Room
- Modern 3 Piece Bathroom

- No 'Onward Chain' Complications
- 60' (18m) Landscaped Rear Garden
- Fantastic Open Plan Kitchen/Breakfast Room
- 4 Separate Bedrooms
- Plastered Loft Space With Fitted Steps & Velux Window

This attractive 'double bay fronted' Semi Detached House with ample character appeal is situated on a 'one way' section of a popular tree lined road just over 1 mile to the west of Reading Town Centre. Neighboring other period properties and with a landscaped 60' (18m) rear garden backing onto Recreation Ground behind, the property is within minutes walk of a wealth of amenities to include Prospect Park, Battle Library, Gym, plus numerous local Shops, Supermarkets, Cafes, Pubs, Restaurants and is also within desirable school catchments. Reading West Train Station is approximately 15 minutes level walk and numerous bus routes operate at the bottom of the road and minutes away on Tilehurst Road. The A4 Bath Road is under 1 mile away and links to Junction 12 of the M4 Motorway and Calcot Retail Park approximately 4 miles away.

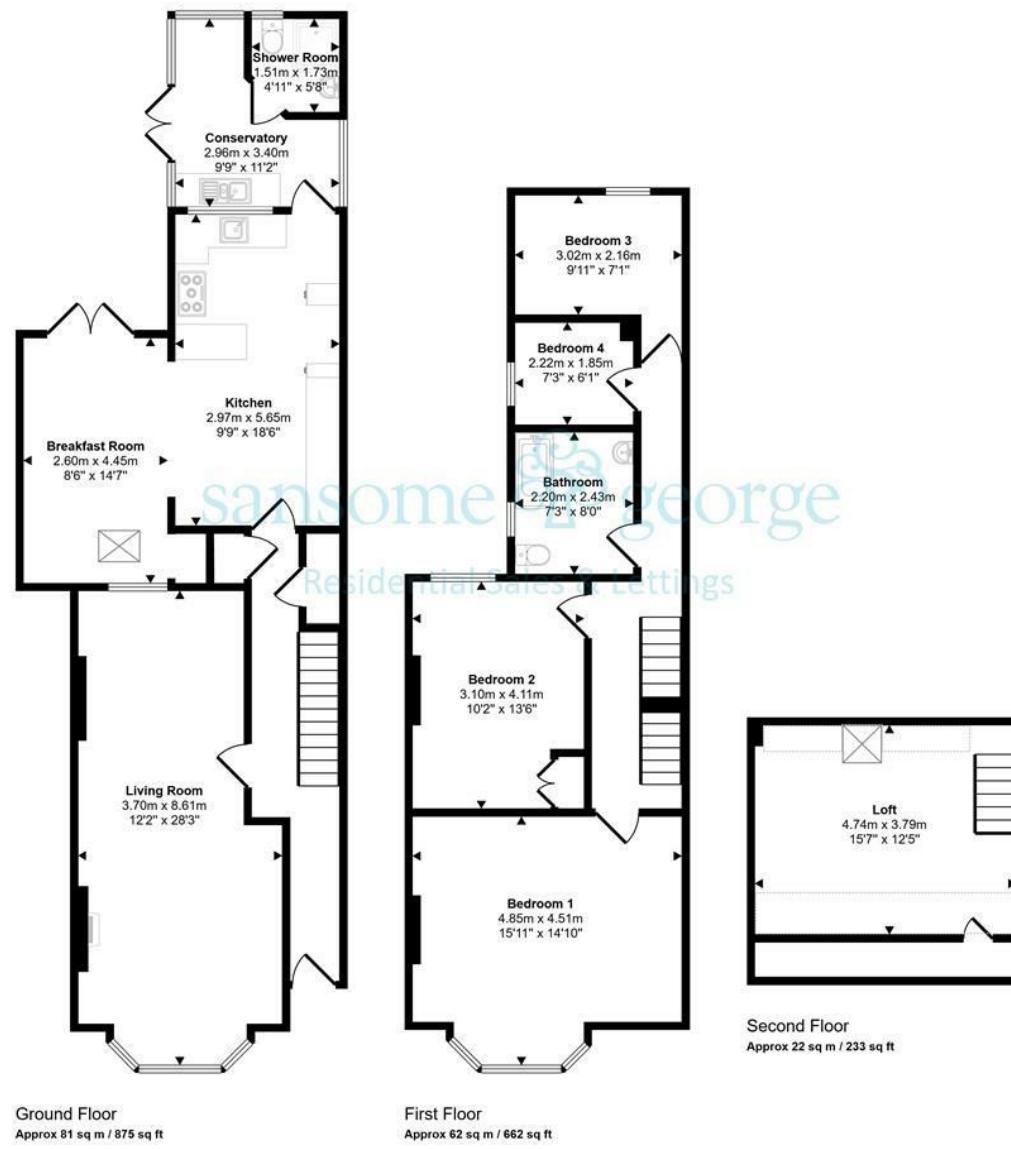
Offered to the market with the advantage of 'No Onward Chain' and boasting great 'curb appeal' this appealing home with 1771 sq ft (165 sq m) of accommodation is approached via a walled frontage with off road parking for 1 car and gated side access leading to the rear garden plus tree built in outside store cupboards. Retaining and wealth of character with stylish contemporary updates, the front door opens to an entrance hall where stairs rise to the first floor and doors lead to the kitchen/breakfast room to the 28' living room with feature fireplace, front aspect bay window and original exposed floor boards. The fantastic extended 'open plan' kitchen/breakfast room is another redeeming feature of the property with a breakfast area with French Doors to garden and a modern fitted kitchen with ample storage and worktop space including a breakfast bar. Behind the Kitchen, the conservatory doubles as a utility room and has a door to a useful ground floor shower room. On the first floor, the landing gives access to 4 separate bedrooms which are serviced by a modern three piece bathroom which includes fitted vanity units and a shower over bath with glazed screens. A fixed ladder/steps from the landing leads up to the generous loft space which has a rear aspect Velux window, radiator and fully plastered, decorated and carpeted with access to eaves storage.

Outside, the easterly aspect rear Garden measures 60' in length by 22' wide and is enclosed by original Victorian brick walls. Abutting Kensington Recreation Ground behind, subtle high fencing and established trees proving security and seclusion. A paved patio meets a lawned garden with planted shrub beds and a secondary paved patio at the foot.

To discuss this desirable property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

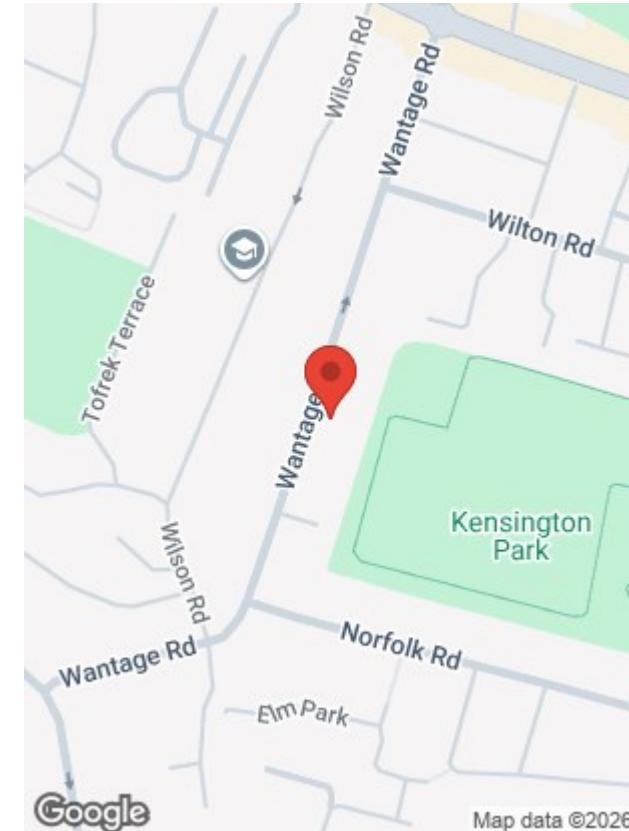
Reading Borough Council - Band C





Denotes head height below 1.5m

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		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  **george**
Residential Sales & Lettings