

WE VALUE



YOUR HOME



Reading Road, Cholsey
Offers Over £400,000



Packed with character and versatility, this delightful two-bedroom property offers more than meets the eye. Located just a 3-minute drive from Cholsey train station, with excellent links to London.

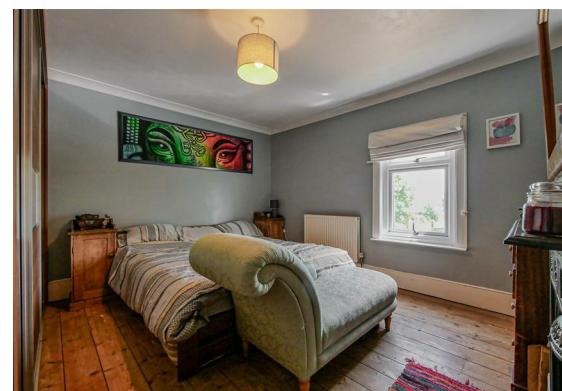
Inside, the ground floor features a separate lounge and dining room, both complete with fireplaces, adding warmth and charm. The kitchen/breakfast room opens out through double doors to a generous west-facing garden—ideal for afternoon sun. The garden includes two paved patio areas, mature trees, and established hedging, providing a sense of privacy.

A standout feature is the fully insulated outbuilding/studio at the rear, equipped with power and lighting. Whether you need a home office, creative studio, gym, or additional entertaining space, this area is ready to meet your needs.

Upstairs, the first floor offers bedroom one with fitted wardrobes and a feature fireplace, a shower room, and a study currently used as a small third bedroom. The second floor hosts a further double bedroom with Velux window, eaves storage, and a convenient en-suite WC.

Additional benefits include off-street parking for one vehicle.





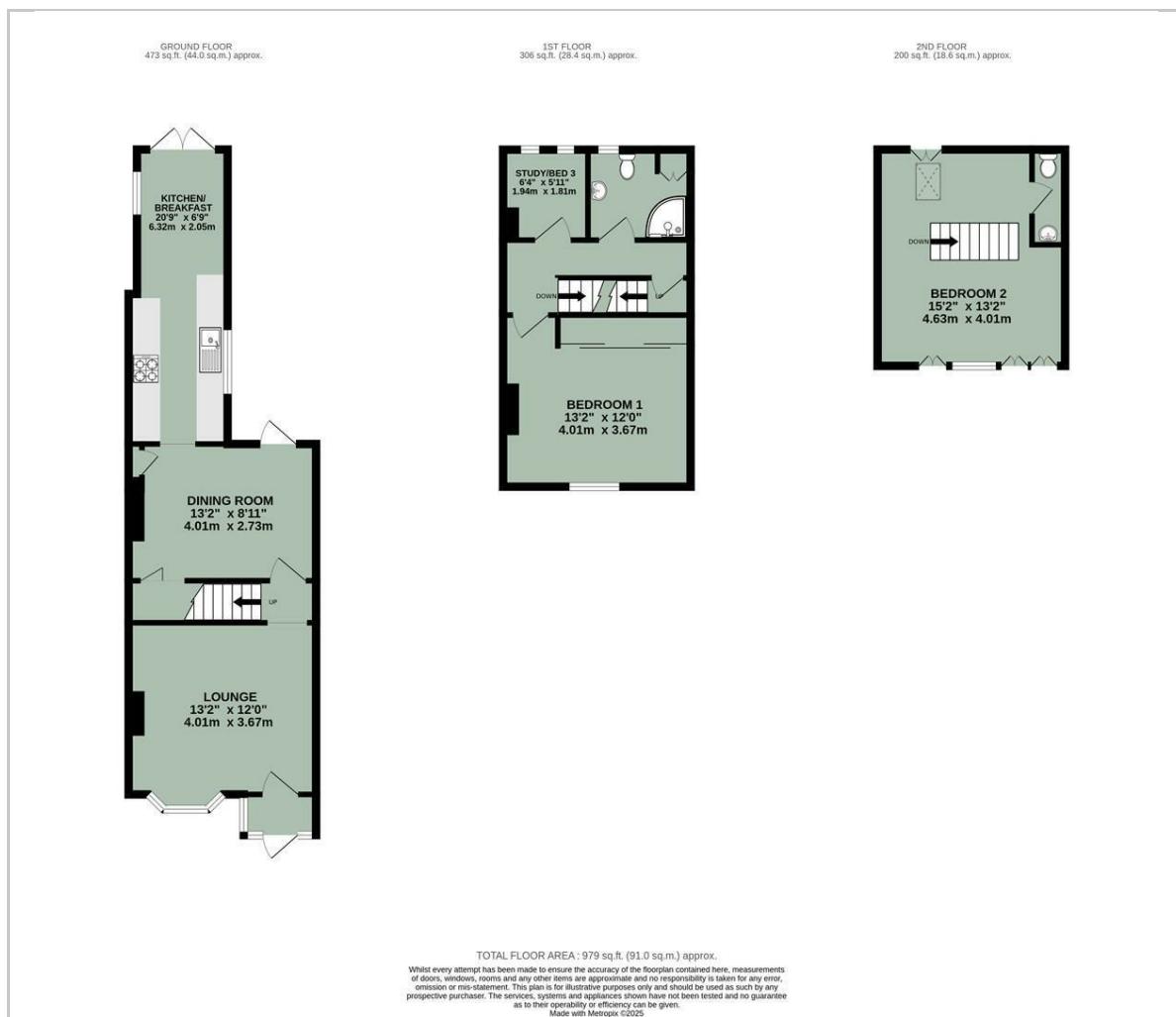
- GENEROUSLY SIZED WEST-FACING REAR GARDEN
- THREE RECEPTION ROOMS - LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM
- VERSATILE STUDIO/OUTBUILDING - FULLY INSULATED
- TWO DOUBLE BEDROOMS & A SEPARATE STUDY
- SHOWER ROOM & EN-SUITE WC
- OFF-STREET PARKING
- SHORT DISTANCE FROM CHOLSEY TRAIN STATION WITH LINKS TO LONDON

| | 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

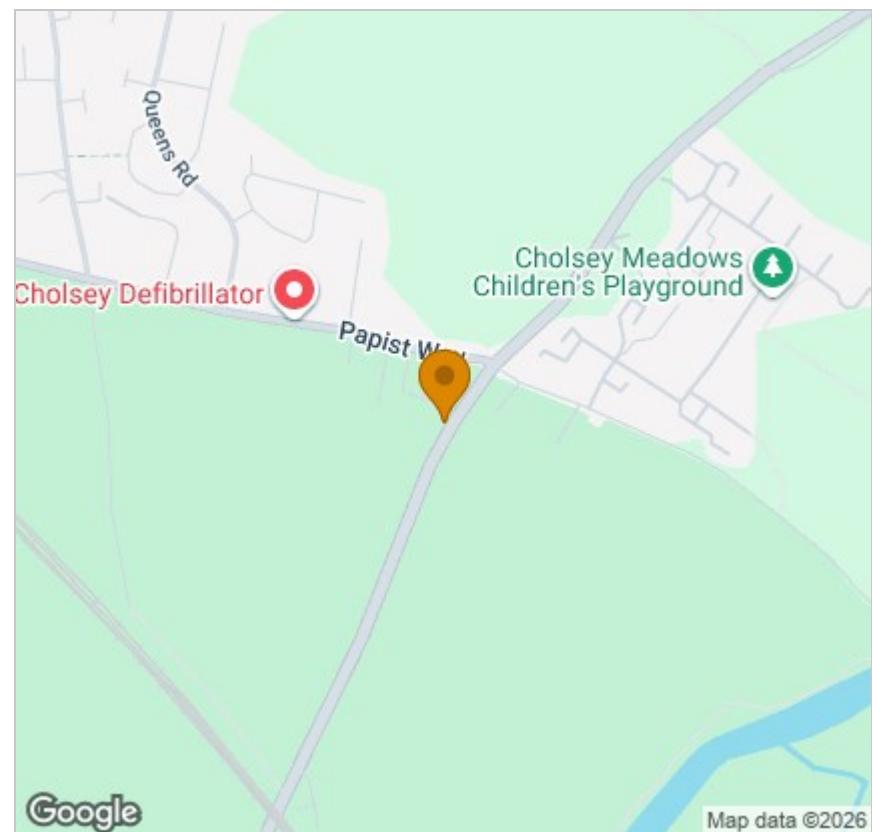
| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk