



sansome & george

**24 Ashampstead Road, Southcote, Reading, Berkshire, RG30 3LA**  
**Guide Price £525,000 Freehold**

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Residential Sales & Lettings

- Spacious Extended End Of Terrace House
- Generous 100'+ (30+ m) Rear Garden
- Entrance Hall With Staircase
- Desirable Full Width 28' (8.7m) Kitchen/Diner
- 4 Double Bedrooms
- 1648 sq. ft. (153 sq. m.) Of Well Proportioned Accommodation
- Larger Integral Garage & Driveway
- 21' (6.4m) Living Room
- Ground Floor Shower Room, Utility Room
- Family Bathroom

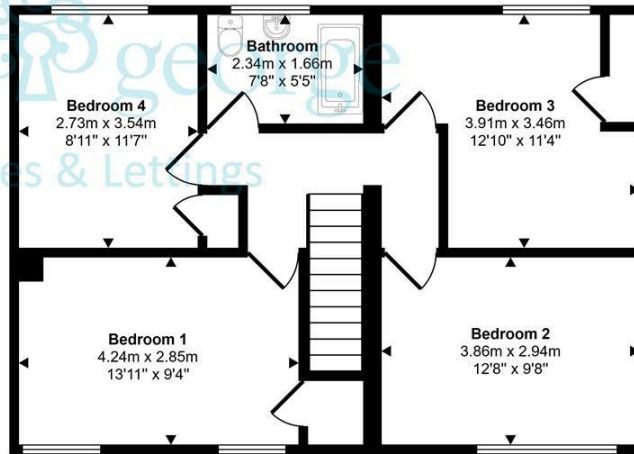
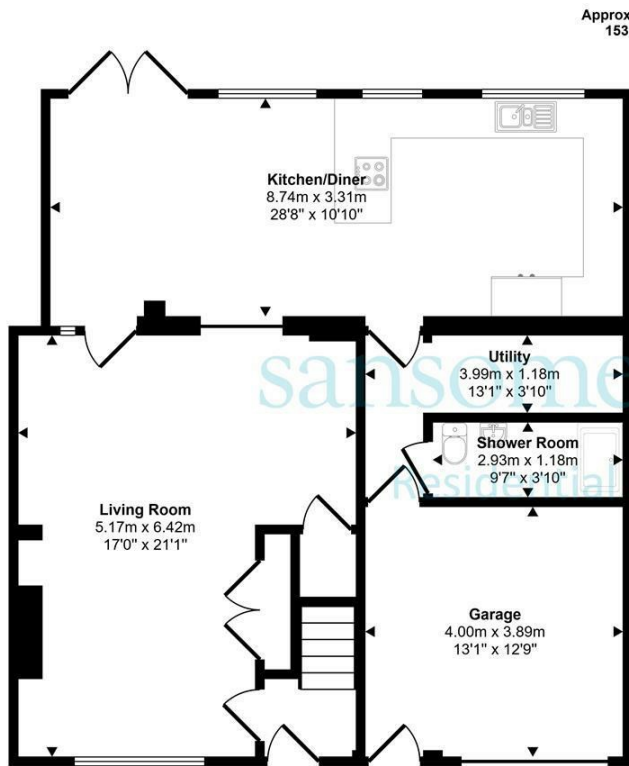
Set back from the road, this modestly extended end of terrace house of 1648 sq. ft. (153 sq. m.) is well presented through out and complemented by a large rear garden of over 100 ft (30 m.). Located in the Southcote area, approximately 2 miles west of Reading Town Centre, the property is within close proximity of the Holy Brook and surrounding countryside, Prospect Park and sought after primary and secondary schools. Reading West Train Station is conveniently 1.6 miles away and junction 12 of the M4 motorway is circa 3 miles via the A4 Bath Road nearby. Several frequent bus services plus shops, gyms, supermarkets and pubs are all within walking distance.

This generous home is approached via a driveway leading to off road parking for two cars with lawn to either side behind low level brick wall with front door, up and over door plus a second pedestrian door to the larger than average integral garage. The front door opens to the entrance hall where stairs rise to the first floor and a door opens into a spacious front aspect living room with feature fireplace, stripped wood effect flooring and ample fitted storage. Also with a feature internal window, a door leads into a sizeable and sought after kitchen/dining space which spans across the rear of the property and includes three windows and French doors to the rear garden. The classic shaker style fitted kitchen is well appointed with a comprehensive range of units and ample solid wood block work top space incorporating an overhanging breakfast bar. The practical utility room is accessed from the kitchen and has doors leading to the garage and a re-fitted shower room. On the first floor, the landing has doors to four very well proportioned double bedrooms, which are serviced by a rear aspect three piece bathroom with white suite. Other general notable features include upvc double glazing throughout and a gas fired central heating (new boiler in May 2022).

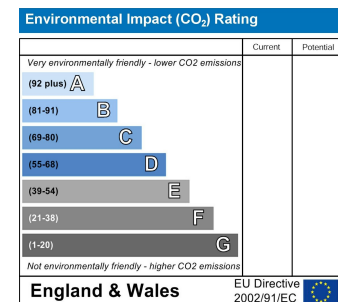
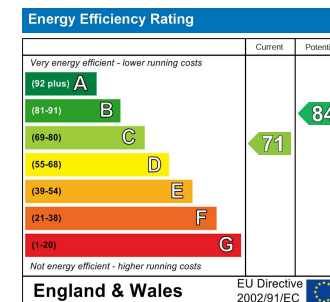
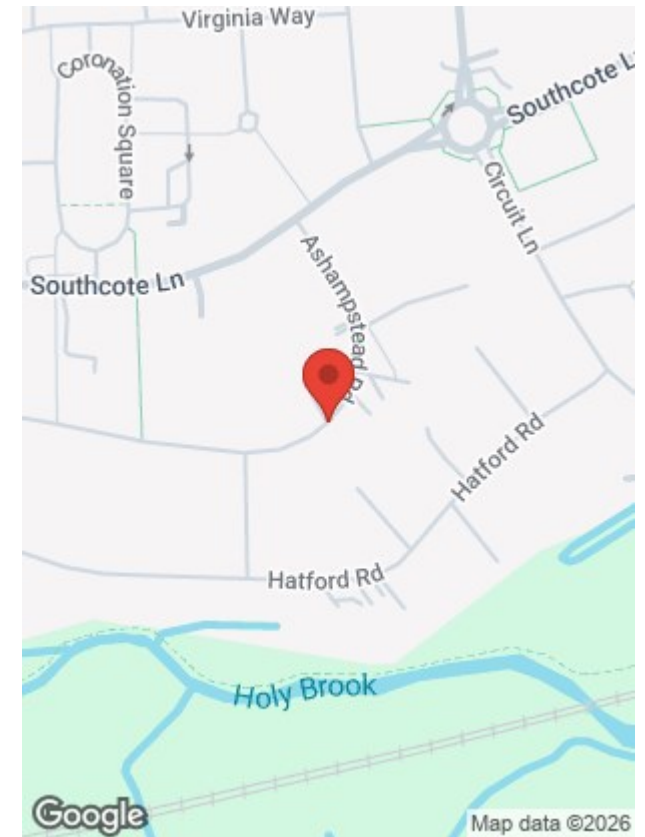
The larger than average garden enhances this fantastic property further. Measuring over 100' (30 m.) in length by approximately 45' wide (to include approx. 6' to the side of the property where a gate leads to the front), narrowing to 35' at the bottom, a paved patio across the back of the property leads up to an expansive lawned garden with established hedging and timber fencing to the boundaries.

With so much to offer, this rarely available home must be seen inside and out to be appreciated. Please contact Sansome & George for any further information or to schedule a viewing appointment.





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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