



**9A Parkside Road, Reading, RG30 2DA**  
**£635,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Attractive Semi Detached House
- Single Garage & Ample Block Paved Driveway
- Versatile Accommodation Arranged Over 3 Floors
- Kitchen/Diner Opening To Conservatory
- 4 Double Bedrooms, 2 With En-suite Shower Rooms

- 1900 sq. ft. (177 sq. m.) Of Generous Accommodation
- South Westerly Aspect Paved Rear Garden With Awning
- Entrance Hall, Cloakroom & Utility Room
- Versatile Study, First Floor Sitting Room
- Beautifully Maintained Throughout

Built in 2004 to a high specification throughout by messers. Bewley Homes, this spacious semi detached home has been enjoyed and beautifully maintained since by the original owner. Located on a well regarded tree lined address approximately 1.5 miles to the west of Reading town centre with direct access to the A4 Bath Road connecting M4 junction 1; several frequent bus services, Reading West train station, and Prospect Park are all within 10 minutes walk, as are a host of other amenities to include schools, shops and supermarkets, gyms, cafes, pubs and restaurants.

Beautifully presented throughout, this generous home of 1900 sq. ft. (177 sq. m.) offers flexible and well proportioned accommodation arranged over three storeys. This attractive property is approached via a sweeping block paved driveway, behind a mature hedge and shrubs, which provides parking for several vehicles and continues to the side of the property to access to the single garage via electric up and over door. A paved path leads to the front door under porch which opens to the entrance hall. Stairs rise to the first floor and a door lead to a versatile reception room currently used as a study with bespoke fitted desk and storage. Tiled flooring to the entrance hall continues into the cloakroom, the separate utility room, a storage/plant cupboard, and into a desirable living space comprising of kitchen/diner opening to conservatory with French doors leading on to the secluded south westerly aspect rear garden. The rear aspect kitchen area is fitted with a comprehensive range of modern units with ample granite work tops and integrated appliances to include fridge/freezer and a dishwasher. On the first floor, the sitting room spans the rear of the property and enjoys great natural light. Two two double bedrooms both benefit from fitted wardrobes, with all being serviced by a three piece bathroom. Stairs continue to the second floor which offers two separate bedroom suites, each with fitted wardrobes into high eaves and en-suite shower rooms. Beautifully presented throughout, other general notable features include double glazing and central heating to radiators via gas fired boiler (replaced 2022) with pressurised unvented 'Megaflow' system. Outside, this sought after home is complemented by an established landscaped paved garden of a south westerly aspect with mature trees and hedging providing a good level of seclusion. An electric awning provides shade over the patio area beside the conservatory, and there is also a door to the garage.

This outstanding property must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

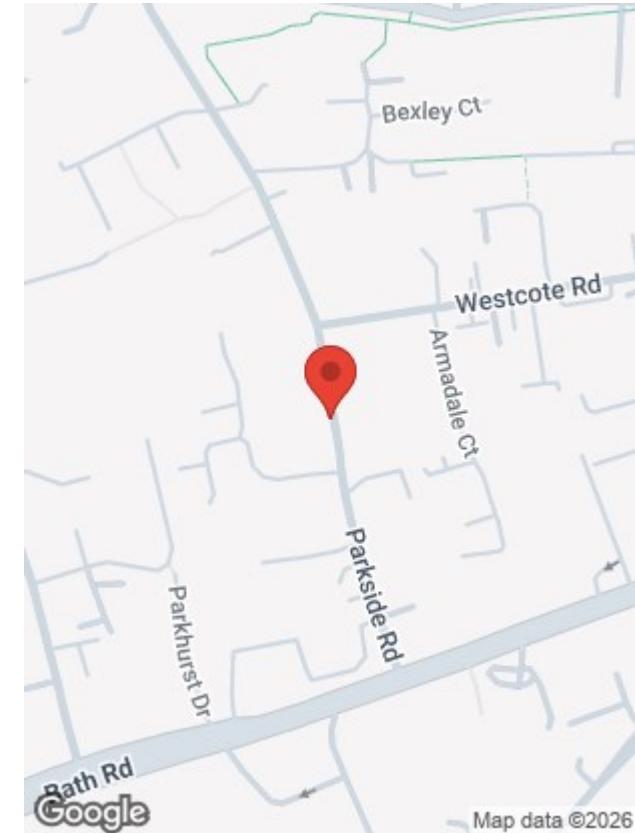
Reading Borough Council - Band F





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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