



49 Ashampstead Road, Southcote, Reading, RG30 3LB
Offers In Excess Of £500,000 Freehold

sansome & george
Residential Sales & Lettings

- Modestly extended End Of Terrace House
- Driveway Parking For Several Vehicles
- Large Living Room With Tri-Fold Doors
- 17' Kitchen/Breakfast Room
- En-suite Bathroom To Bedroom 1

- Established Southerly Aspect Rear Garden
- Porch & Entrance Hall
- Separate Versatile Snug/Dining Room/Study
- 4 Double Bedrooms
- Separate Shower Room

A sought after 'ex-local authority' End Town House which benefits from a modest double storey extension to the side yet retaining a larger than average enclosed and mature southerly aspect rear garden. Located in the popular suburb of Southcote on the south westerly fringes of Reading, well regarded primary and secondary schools, open countryside including The Holybrook and River Kennet and Prospect Park plus local shops and supermarkets are all conveniently within circa 10 minutes walk. Regular Bus Services into Reading Town Centre (approx. 2 miles) are also within a short walk and Junction 12 of the M4 Motorway and Calcot Retail Park is an easy commute by car via the A4 Bath Road located nearby and both Reading West train station and Reading main line train stations are conveniently easily accessible.

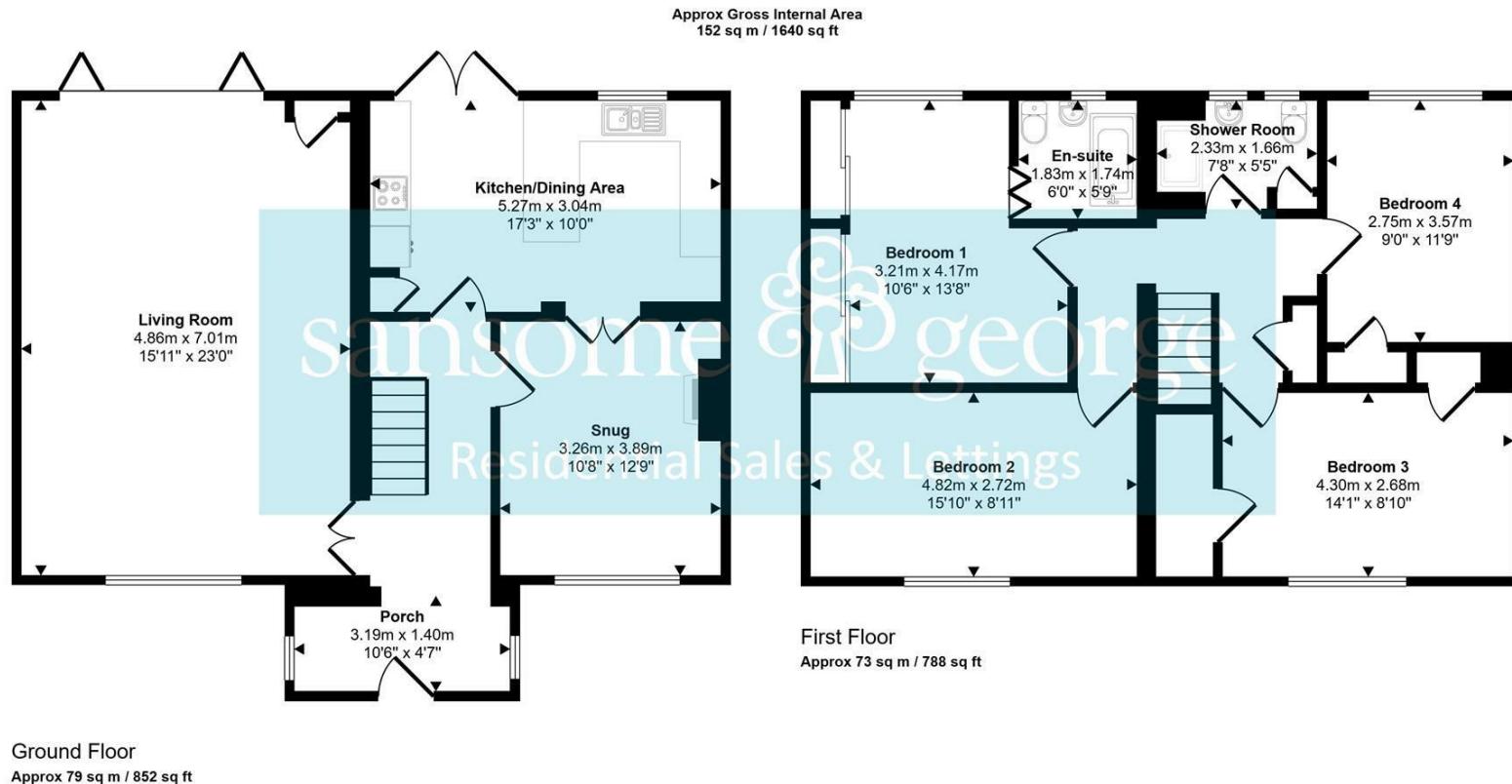
This deceptively spacious home is approached via a broad frontage with driveway parking for several vehicles and a secure gate to the side and rear garden. The front door opens to a larger than average porch and entrance hall where stairs rise to the first floor and doors open to the kitchen, snug and double opening to a very generous dual aspect living room with tri-fold doors to the rear garden. The rear aspect kitchen/breakfast room is well appointed and features French doors to the garden and also double doors opening to a versatile front aspect reception room with fireplace housing log burner, currently used as a snug but would also suit use as a dining room, study or playroom. On the First Floor, a central landing services 4 generous double bedrooms and a fully tiled shower room while bedroom 1 also has a rear aspect en-suite bathroom. This home is also complemented by UPVC double glazing throughout and gas fired central heating to radiators as well as a 'MegaFlo' unvented hot water system.

The rear garden is another notable feature of the property and boasts a desirable southerly aspect. Enclosed by wooden panel fencing with established trees and shrubs providing a good level of seclusion, the garden comprises of patio area with Pergola over, a lawned garden with flower' shrub beds and a sunken pond plus brick built and timber built sheds. There is also a substantial brick built workshop with light and power to the side of the property where a path leads to a secure gate to the driveway.

This well proportioned home also enjoys the potential for further enlargement if desired (subject to necessary consents) and must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band C





Ground Floor
Approx 79 sq m / 852 sq ft

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.

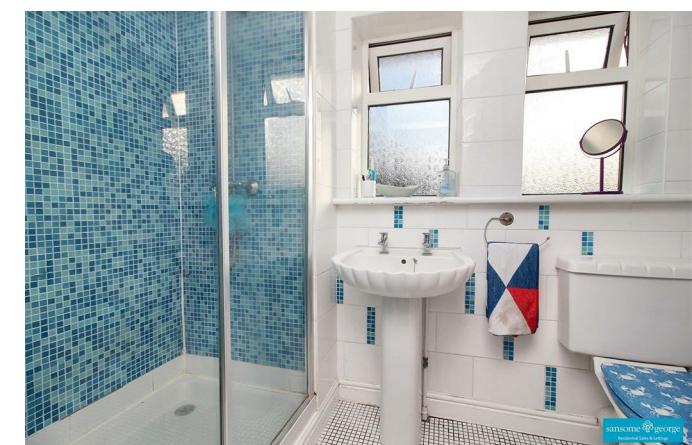
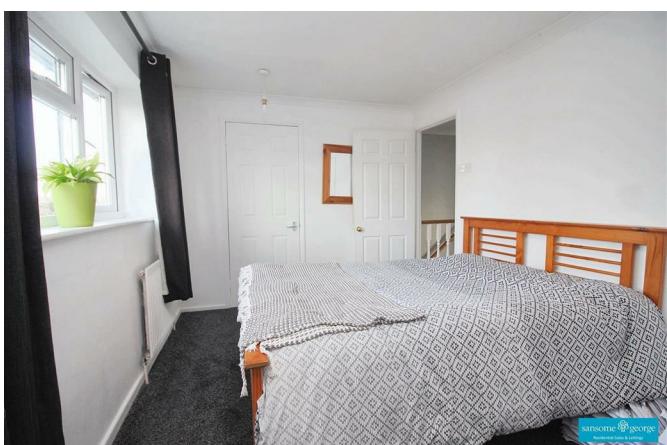


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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