



sansome & george

101 Highgrove Street, Reading, RG1 5EJ  
Guide Price £500,000 Freehold

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Residential Sales & Lettings

- Extended Semi-detached House
- Detached Outbuilding of 812 sq. ft. (75 sq. m.)
- 3 Interlinking Reception Rooms
- 3 Bedrooms
- Courtyard Garden to Rear
- Comprehensively Updated Throughout
- No 'Onward Chain' Complications
- Re-fitted Kitchen
- Re-fitted Shower Room
- Block Paved Frontage With Secure Side Gate

Offered with the advantage of no 'onward chain' and having been comprehensively updated throughout, this extended and well proportioned semi-detached property is perfectly located within a popular and convenient address being approximately 1 mile from Reading town centre (with mainline train station), Royal Berkshire Hospital, Reading University campus, and also within a simple commute by car to J11 of the M4 Motorway. Local shops, cafes, restaurants, take away's and pubs are all within level minutes walk, as are numerous regular bus services.

The main house offers 963 sq. ft. (89 sq. m.) of accommodation and is complemented by a sizable and versatile detached outbuilding of 812 sq. ft. (75 sq. m.) comprising of 5 rooms and a separate workshop, all located to the rear of the property with independent pedestrian access via a secure gate to the side of the property. Although requiring updating and expenditure (asbestos present) this outbuilding is suited to a range of residential or commercial uses (subject to necessary consents).

Having been subject to recent updating, this classic bay fronted home is approached via an open block paved frontage with steps up to a covered open porch over the front door. This opens to the entrance hall where stairs rise to the first floor and doors lead to the kitchen and living room. Featuring a large front aspect bay window, the living room has internal twin bi-folding doors opening to the dining room with a door linking to the kitchen and opens to the extension across the rear of the property which provides a flexible family room/study with utility cupboard and also access to the ground floor cloakroom. The kitchen has been re-fitted with ample units and work top space and includes integrated induction hob, electric oven and dishwasher. On the first floor, the landing has a built in cupboard housing a new gas fired 'combi' boiler and doors to 3 bedrooms and a fully tiled re-fitted shower room. Outside, to the rear of the property, the garden is mainly consumed by the outbuilding with an area of courtyard/hard standing enclosed by walls on either side.

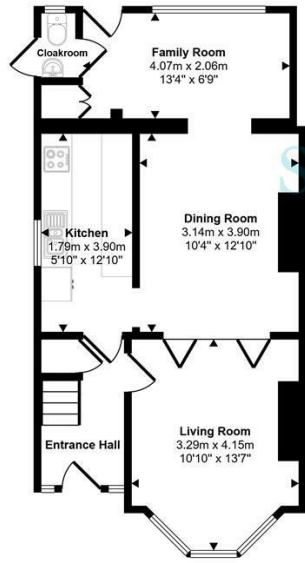
This 'turn key' home is ready to move into while the outbuildings provide an exciting opportunity to create annexed accommodation or likewise could be re-instated as workshop/commercial unit with phase 3 power already connected.

Please contact Sansome & George Estate Agents to discuss this unique property in more detail or to arrange a viewing appointment at your earliest convenience.

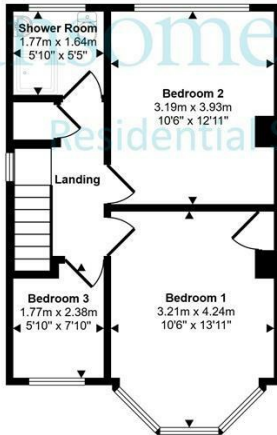
Reading Borough Council - Band B



Approx Gross Internal Area  
165 sq m / 1775 sq ft



Ground Floor  
Approx 50 sq m / 538 sq ft

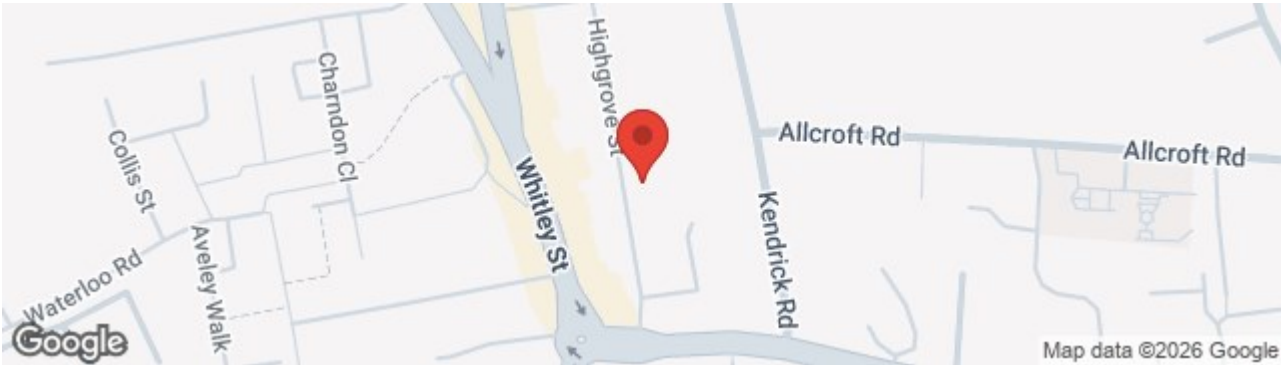


First Floor  
Approx 39 sq m / 425 sq ft



Outbuildings  
Approx 75 sq m / 812 sq ft

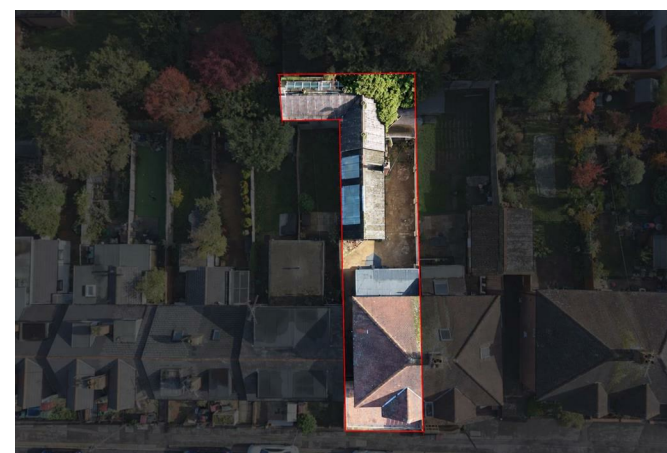
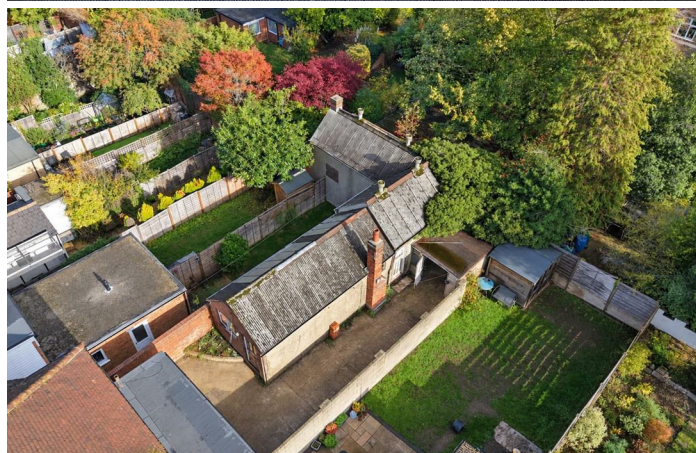
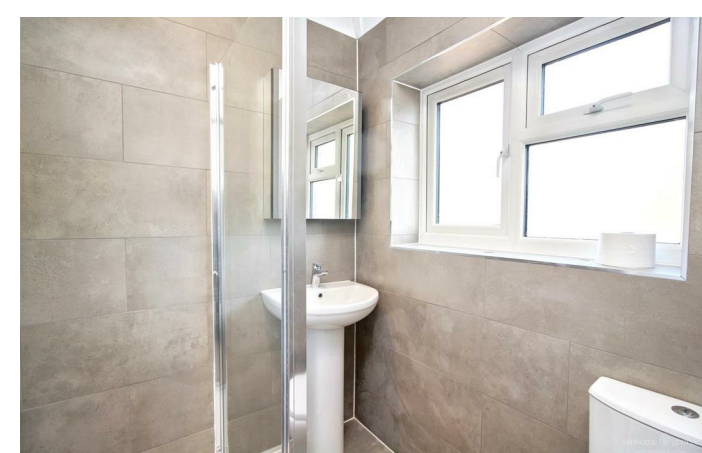
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 <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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