



Randolph Road, Reading, RG1 8EB

£479,950

Walmsley

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Walmsley Estate Agency are pleased to offer to market this impeccably presented modern end of terrace property, ideally situated within a short stroll of the River Thames, Reading, and Caversham's vibrant town centres.

The accommodation comprises entrance porch, 15'11 x 14'10 living room, dining room, kitchen with fitted hob & oven, conservatory with sliding doors leading to generous garden. The first floor features three separately approached bedrooms and a modern family bathroom suite with shower over bath. Externally the property benefits from an attractive front garden and an enclosed rear garden with side access, the majority of which is laid to lawn with a block paved patio area providing outdoor enjoyment. Additional benefits include radiators with gas central heating (conservatory included), double-glazing, off-street parking and a garage.

Randolph Road is an ideal location for seamless commuting. The mainline station, conveniently located within 0.6 miles, offers residents a swift and regular service to London Paddington, bringing the bustling capital within reach in approximately 35 minutes. Furthermore, the property enjoys the added advantage of Cross Rail services, enhancing the connectivity and providing an efficient transport network for both leisure and work. EPC rating D. Council tax band C. No onward chain.

Tenure - Freehold





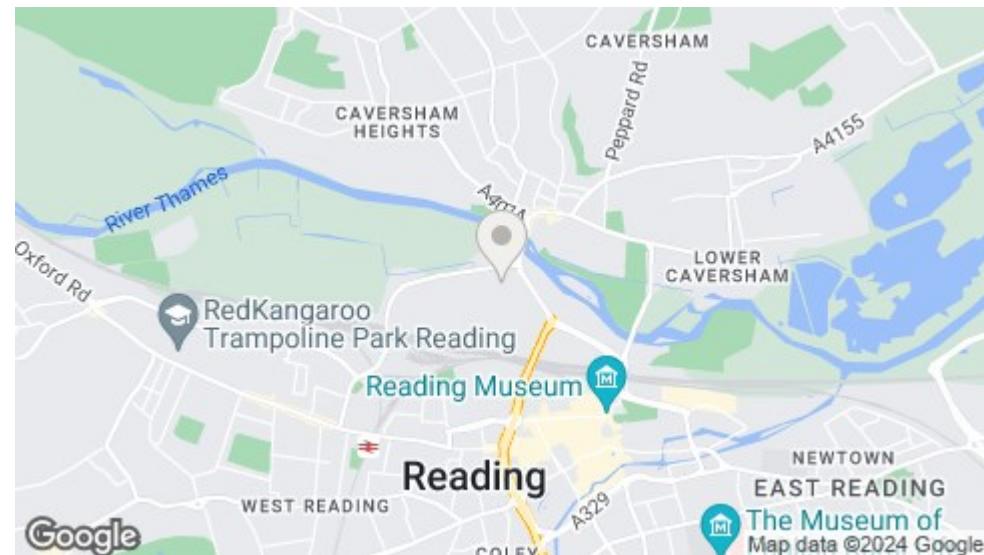
- End of terrace property
- Excellent presentation
- Close to station
- Garage
- EPC rating D
- Council tax band C



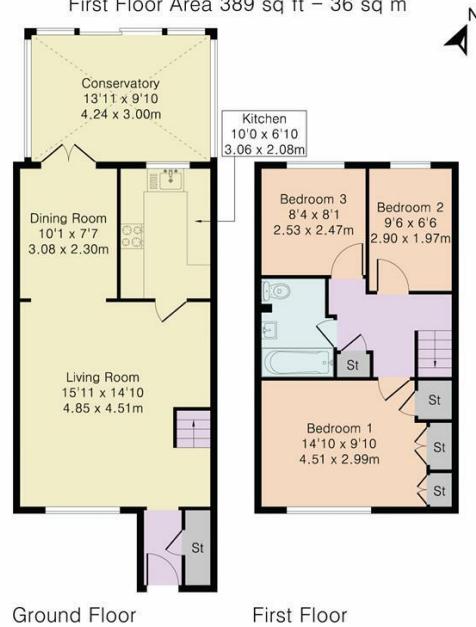
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Approximate Gross Internal Area 954 sq ft – 88 sq m
 Ground Floor Area 565 sq ft – 52 sq m
 First Floor Area 389 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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