



Stanhope Road, , Reading, RG2 7HN

£400,000

Walmsley



# Stanhope Road, , Reading, RG2 7HN

Walmsley Estate Agents are pleased to bring to the market this beautifully presented bay-fronted semi-detached home, positioned in a tree lined cul de sac close to Reading University.

The accommodation comprises entrance hall, living/dining room with a separate kitchen, and a separate utility. Upstairs off the landing you will find 3 good sized separately approached bedrooms and a family bathroom.

Externally the property benefits from an large enclosed rear garden with a substantial out building. In addition to a new kitchen the roof has also been replaced. Off street parking for 2 cars.

Ideally located for access to Reading town centre, excellent public transport links, and several highly regarded schools including Leighton Park and Crossfields, this property provides generous and versatile accommodation throughout.

EPC C

Council Tax Band C

<https://moverly.com/sale/XfMe7RUpw3wkXBusyH56b7/view>

## Tenure - Freehold





- Bay-fronted semi-detached home
- Beautifully presented
- Cul de sac
- Close to Reading town centre
- EPC C
- Council Tax Band C

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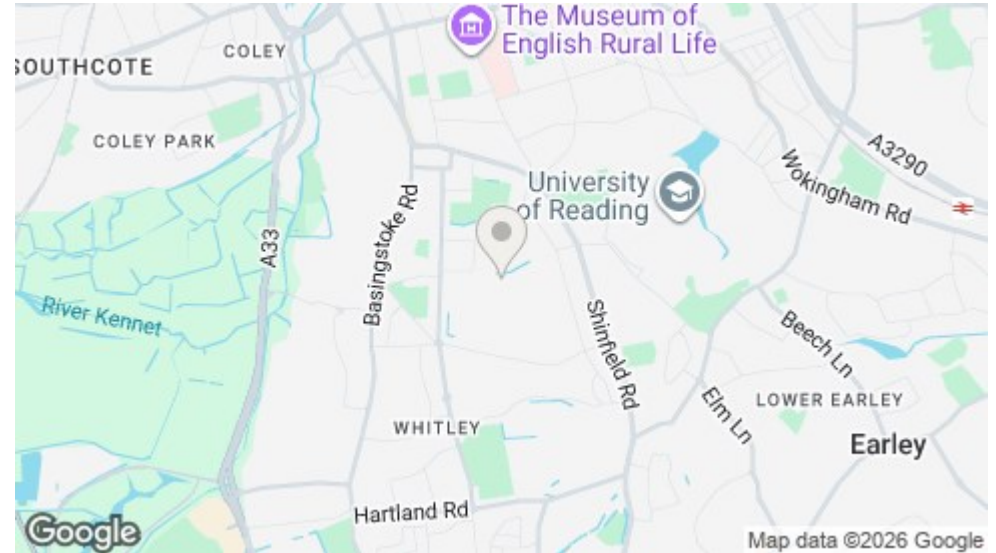
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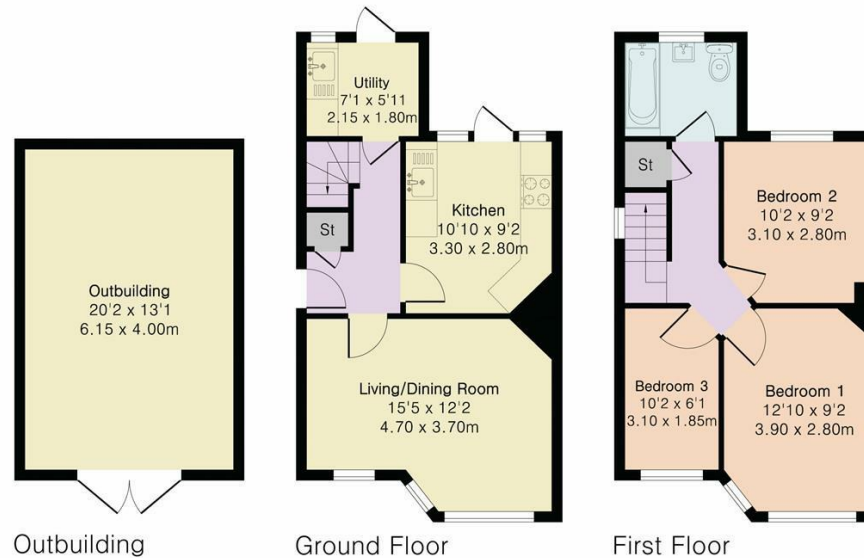






**Approximate Gross Internal Area 1033 sq ft - 97 sq m  
(Including Outbuilding)**

Ground Floor Area 384 sq ft – 36 sq m  
First Floor Area 384 sq ft – 36 sq m  
Outbuilding Area 265 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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