



De Montfort Road, Reading, RG1 8DL

£475,000

Walmsley

De Montfort Road, , Reading, RG1 8DL

Walmsley Estate Agents are delighted to present this beautifully maintained, period bay-fronted terraced home, enviably positioned on a desirable no-through road leading directly to the Thames promenade. This attractive property offers impressive and well-planned accommodation, including an entrance hall, a bright living room, a separate dining room, and a modern fitted kitchen with French doors opening onto the rear garden. Upstairs, the landing leads to three individual bedrooms and a separately approached family bathroom.

Additional benefits include an enclosed front garden and a charming, fully enclosed rear garden featuring a patio area and a versatile garden office with an adjoining workshop space. Permit parking is available. The property is offered with no onward chain, ensuring a smooth purchase process. EPC Rating C. Council Tax Band C.

De Montfort Road is an exceptional location for commuters, with Reading's mainline station approximately a five-minute walk away. The station provides fast and frequent services to London Paddington in around 25 minutes and also benefits from Crossrail (Elizabeth Line) connections, offering enhanced convenience for both work and leisure travel. Viewing is highly recommended.

Tenure - Freehold





- No-through road riverside leading to riverside
- Close to reading Station (approx. 5 mins walk)
- Period features
- Excellent presentation
- First floor bathroom
- Garden office with storage workshop
- Council tax band C
- EPC rating C

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**Approximate Gross Internal Area 1107 sq ft - 103 sq m
(Including Outbuilding)**

Ground Floor Area 502 sq ft - 47 sq m

First Floor Area 497 sq ft - 46 sq m

Outbuilding Area 108 sq ft - 10 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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