



Kensington Road, , Reading, RG30 2SZ

£450,000

Walmesley



## Kensington Road, , Reading, RG30 2SZ

A deceptively spacious turn-of-the-century period terrace, conveniently situated within close proximity to local amenities, Reading West station (approx. 0.5 miles), and under 3 miles from Reading mainline station. The accommodation comprises an entrance hall, sitting room, dining room, a large kitchen, landing, two double bedrooms (with en-suite to bedroom two), and an impressive separately approached bathroom with a free-standing shower and roll-top bath. An additional staircase located on the first floor provides access to an impressive second-floor us attic space (currently used as a bedroom). Externally, the property benefits from a generous, mature, enclosed rear garden with the added advantage of enclosed off-street parking for two cars, approached via Cranbury Road. Viewing highly recommended. EPC rating D. Council Tax Band D. No onward chain.

### Tenure - Freehold





- Bay-fronted
- 16ft kitchen/breakfast room
- No chain
- 4 piece bathroom
- Impressive attic space (currently used as bedroom)
- En-suite



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**Approximate Gross Internal Area 1442 sq ft - 134 sq m**

Ground Floor Area 596 sq ft - 55 sq m

First Floor Area 581 sq ft - 54 sq m

Second Floor 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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