



De Montfort Road, , Reading, RG1 8DL

£575,000

Walmsley

De Montfort Road, , Reading, RG1 8DL

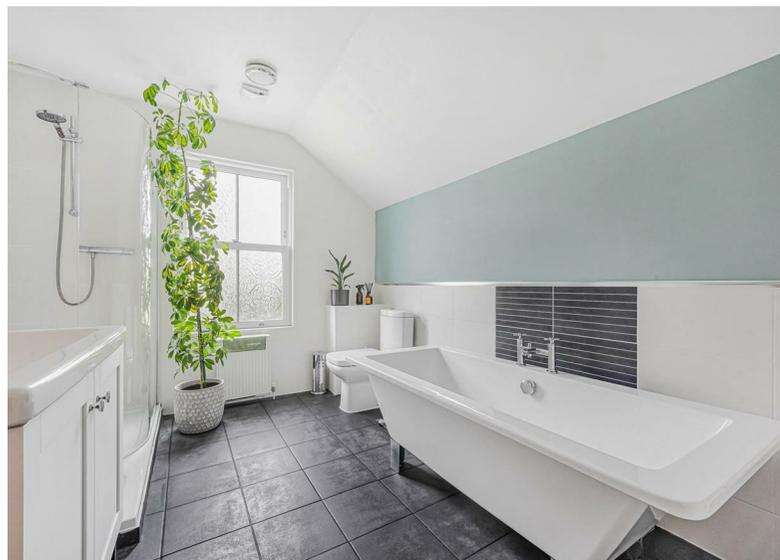
An immaculately presented, extended period property situated in this ever popular location. The accommodation, bursting with charm and character comprises; entrance hall, bayfronted sitting with strip wood floors, window shutters and feature fireplace, stunningly extended open plan kitchen/dining room with bespoke kitchen with feature fireplace, a sky light and bi-fold doors leading to the garden and access to VVC. To the first floor is two double bedrooms with feature fireplace and fitted shutters to the main bedroom, luxurious four piece bathroom and third double bedroom to the 2nd floor. Externally the property boasts a private, enclosed, west facing rear garden and permit parking. Further benefits include gas central heating and double glazed sash windows. Viewing strongly advised.

De Montfort Road is an ideal location for seamless commuting. The mainline station, conveniently located within 0.5 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. To the end of the road is the River Thames.

EPC - C
Council tax - C

Tenure - Freehold





- Beautifully presented
- Extended
- Loft conversion
- 0.5 miles to Reading centre and mainline station
- Four piece bathroom
- Period features
- Three double bedrooms
- West facing garden







Approximate Gross Internal Area 1330 sq ft - 123 sq m

Ground Floor Area 661 sq ft - 61 sq m

First Floor Area 495 sq ft - 46 sq m

Second Floor Area 174 sq ft - 16 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

