



Wilson Road, Reading, Berkshire, RG30 2RU

£560,000

Walmsley

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Walmsley Estate Agency are delighted to offer to the market this charming Victorian detached residence, retaining a great deal of character and charm, with many original features. The impressive and well-presented accommodation comprises: entrance hall, bay-fronted living room, kitchen/dining room, utility, office/family room/potential fourth bedroom with access to a shower room, landing, three first-floor double bedrooms, and a modern family bathroom suite with a contemporary roll-top bath. Externally the property benefits from an attractive enclosed rear garden and on street permit parking.

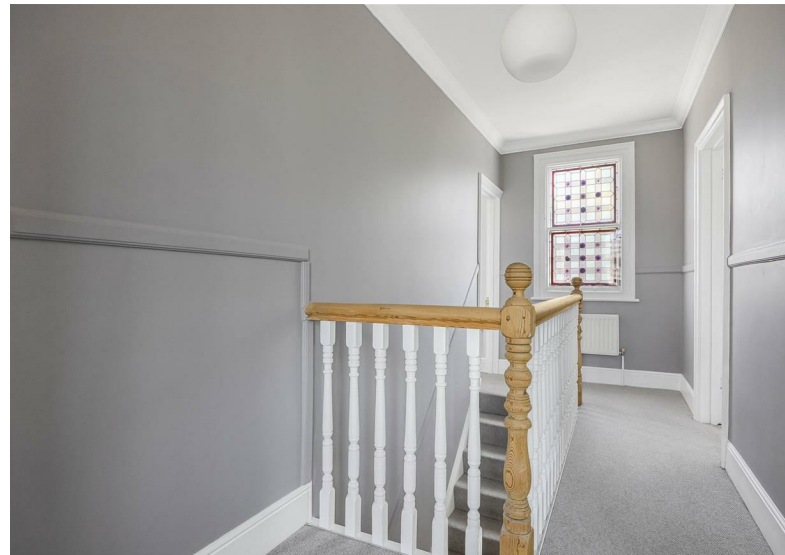
Situated on a sought-after and conveniently located back road, this charming Victorian property offers excellent access to a wide range of local amenities. Just a short walk away, residents can enjoy the open green spaces of Prospect Park and the adjoining playing fields, as well as several gyms, the historic Battle Library, and the highly regarded Wilson Primary School. The area also benefits from a variety of shops, supermarkets, cafés, restaurants, and traditional pubs, along with numerous frequent bus services. Reading VWest Train Station is conveniently located within walking distance, providing direct links to Reading Mainline, Newbury, Basingstoke, and Theale.

EPC rating: F. Council tax band: E.

<https://moverly.com/sale/31jkk3a9c5KGF8cqbSpFs/view>

Tenure - Freehold





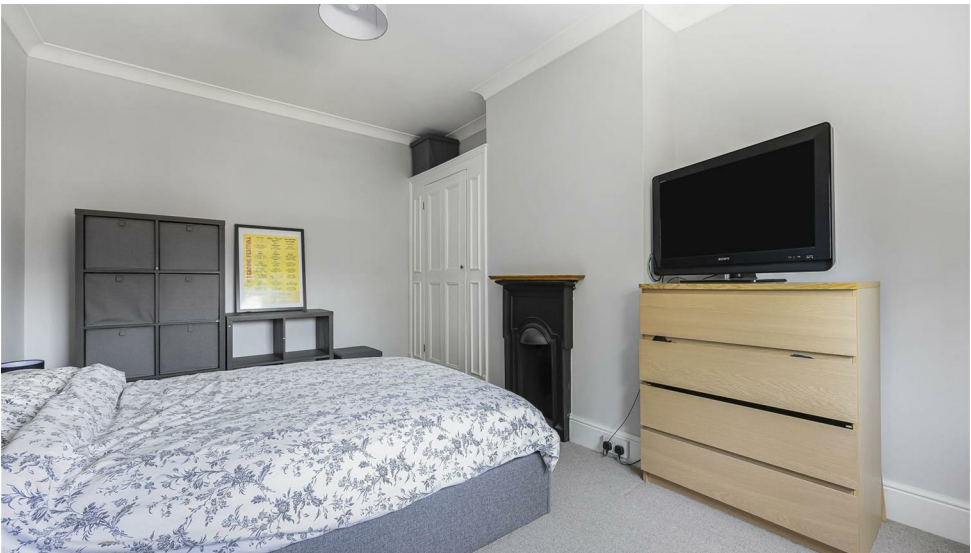
- Impressive detached family home
- Period features
- Contemporary bathroom
- Utility
- Three bedrooms
- Attractive garden

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Approximate Gross Internal Area 1368 sq ft - 127 sq m

Ground Floor Area 704 sq ft – 65 sq m

First Floor Area 664 sq ft – 62 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 practice. 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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