

The Estate Agent People Recommend



76 Albert Road,  
Reading  
RG4 7PL

Price guide £1,250,000



Wentworth Estate Agents are delighted to bring to the market this superb well proportioned FIVE BEDROOM EDWARDIAN SEMI-DETACHED HOUSE WITH INTEGRAL GARAGE and substantial accommodation arranged over three floors.

Albert Road is a highly sought after established location a short walk from Caversham centre with its host of excellent restaurants, bars and shops. There are Ofsted outstanding schools within the area and Reading mainline railway station is within walking distance.

Ground floor accommodation comprises of entrance hall, good size living room with bay window, fireplace and wooden floors, kitchen with plenty of eye and base level units, through to dining room with large window overlooking the garden, space for a six seater table. Sitting room and through to a further reception room with log burner and large lantern window with patio doors to the garden. In addition there is access to the utility room and cloakroom and access to the 31ft garage.

First floor accommodation comprises of large double bedroom with dressing room and ensuite, with bath, shower and wash hand basin. Further two double bedrooms, a single bedroom and fully tiled family bathroom with bath, shower, WC and wash hand basin.

Second floor accommodation comprises of master bedroom with velux windows and eaves storage with ensuite with WC, wash hand basin and shower.

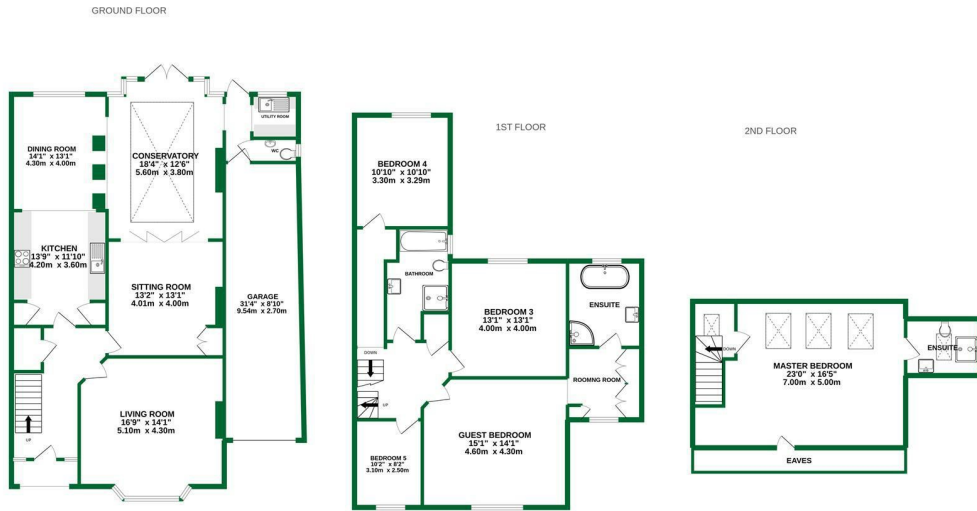
Further benefits include, large 31ft garage, parking, laid to lawn rear garden with a decking area and shrubs throughout, gas central heating, plenty of period features within the property.

The property must be viewed to appreciate the space and location.

Council Tax band G  
EPC rating D  
Freehold

## ACCOMMODATION

- FIVE BEDROOM EDWARDIAN SEMI-DETACHED HOUSE
- PERIOD FEATURES
- FOUR RECEPTION ROOMS
- TWO ENSUITE BATHROOMS
- 31FT GARAGE
- PRIVATE LAID TO LAWN GARDEN
- WALKING DISTANCE TO CAVERSHAM
- SOUGHT AFTER AREA
- FREEHOLD



TOTAL FLOOR AREA: 2906sq.ft. (270.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to 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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