



**32 Wilson Road, Reading, RG30 2RN**  
**Guide Price £375,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Attractive Period Town House
- Westerly Aspect 80' (25m) Landscaped Rear Garden
- Versatile Accommodation Over 4 Stories
- Fantastic Lower Ground Floor Open Plan Kitchen / Sitting Room
- Lower Ground Floor Bathroom, First Floor Shower Room

- Character Features Throughout
- 1335 sq. ft. (124sq. m.) Of Accommodation
- Entrance Hall, Living Room Interlinking With Dining Room (Currently Office)
- 3 Separate Bedrooms On First & Second Floors
- Gas Radiator Central Heating & UPVC Double Glazed Windows

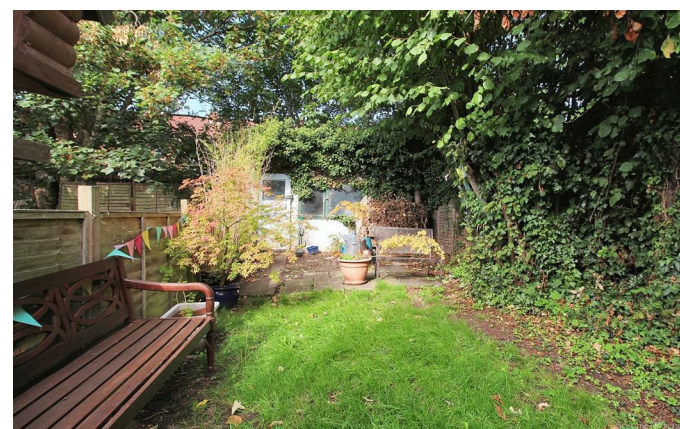
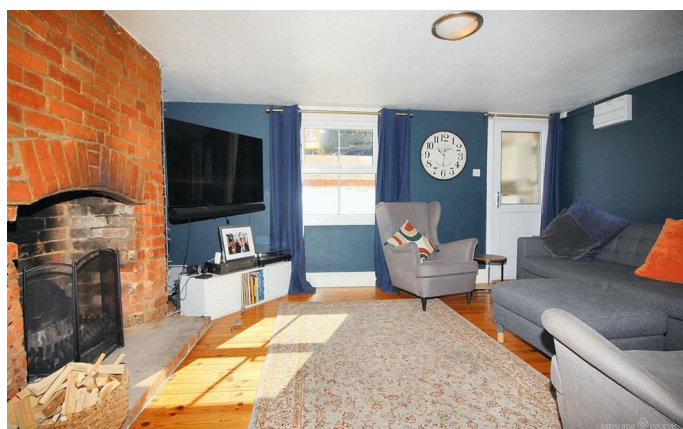
This elegant period town house offers a desirable blend of character charm and contemporary convenience with 1335 sq. ft. (124 sq. m.) of flexible accommodation arranged over 4 stories, complemented by a landscaped 80' (25m) westerly aspect rear garden. This sought after home is conveniently located being within 15 minutes walk of a wealth of amenities to include neighbouring playing field, Prospect Park, numerous regular bus services, and Reading West train station as well as a range of shops and supermarkets, pubs, cafes and restaurants, gyms, and Battle Library. The sought after Wilson Primary school is yards away, Reading town centre is 1.5 miles (approx. 30 min level walk).

The property sits behind a low level brick wall where steps with iron railings rise to the front door, and a paved frontage with steps leading down to a parapet spanning the front of the property with a door accessing to the lower ground floor. The front door opens to the entrance hall which runs along the entire property with stairs leading up to the first floor, down to the lower ground floor, a back door to steps down to the rear garden, and two doors opening to versatile interlinking reception rooms. These comprise of a front aspect living room with original exposed floorboards, feature fireplace and double doors opening to a rear aspect dining room (currently in use as a two desk workspace) with original cast iron feature fireplace. Engineered wood flooring in the dining room continues into the entrance hall. The rear aspect first floor landing also has engineered wood flooring and a metal spiral staircase which rises to bedroom two which fills the second floor roof space and features two rear aspect 'Velux' windows. Doors from the first floor landing lead to a spacious main bedroom, a rear aspect third bedroom (both with original feature fireplaces), plus a separate shower room with w/c and basin.

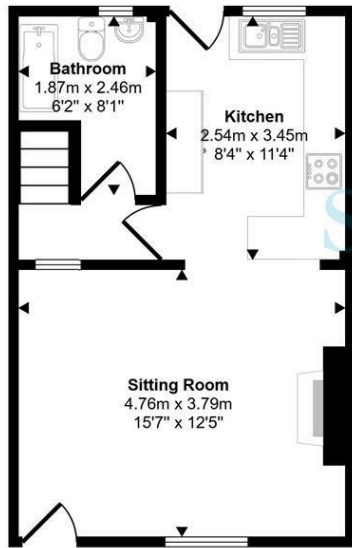
On the lower ground floor, a lobby area has herring bone flooring which continues into the three piece rear aspect bathroom, and also into the rear aspect modern kitchen which is well appointed with a range of units and integrated appliances to include dishwasher, and with ample solid surface work top space with inset basin and induction hob. The kitchen opens to a cosy sitting room with window and door to front aspect, an exposed brick chimney breast with open fireplace and original exposed floorboards. A door from the kitchen leads to steps with shrub beds to either side rising to the landscaped rear garden where a generous deck area is currently secluded and shaded by a trees. The large deck provides seating and a BBQ area which adjoins a lawned garden with various shrubs and a paved patio area in front of a timber built garden shed at the bottom. Being predominantly to a westerly aspect, the entire garden measures approx 80' (25m) in length and is enclosed by wooden fencing, mature hedging and the Victorian brick wall of Brock Barracks behind.

This fantastic property also offers opportunity for future enlargement if so desired with opportunity for a 'full dormer' roof extension or additional accommodation to the rear (subject to all necessary consents) with neighbouring properties already having done so. Please contact Sansome & George Estate Agents to arrange a viewing appointment or to discuss this highly sought after home in more detail.

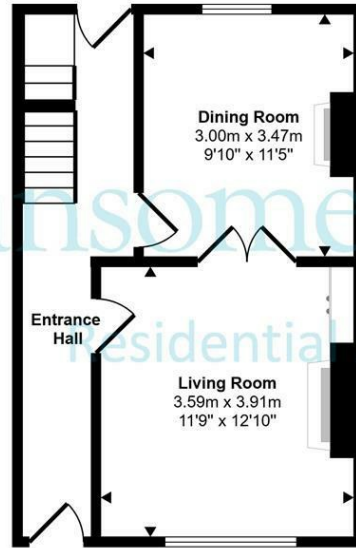
Reading Borough Council - Band C



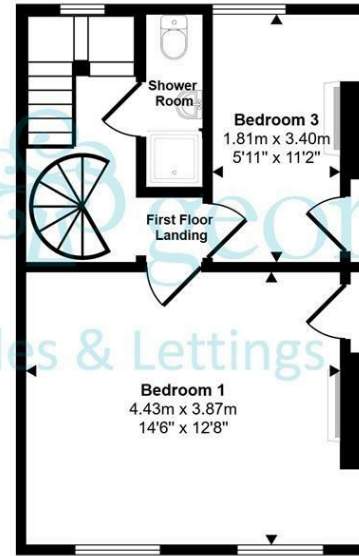
Approx Gross Internal Area  
124 sq m / 1335 sq ft



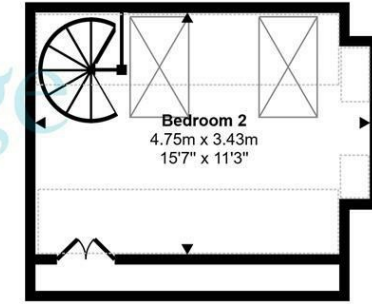
Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 35 sq m / 379 sq ft



Second Floor  
Approx 36 sq m / 389 sq ft



Third Floor  
Approx 18 sq m / 194 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

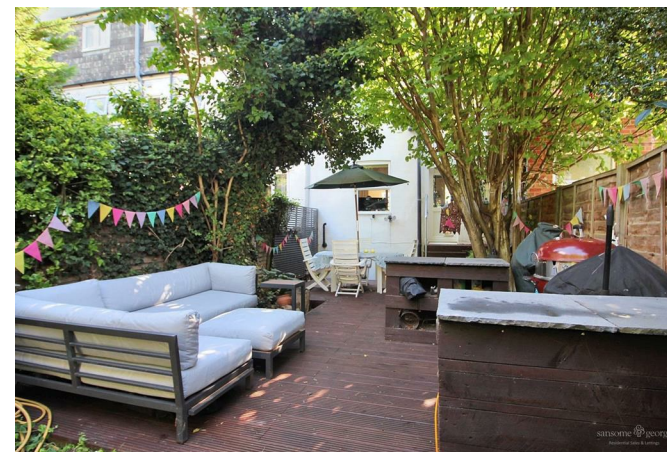
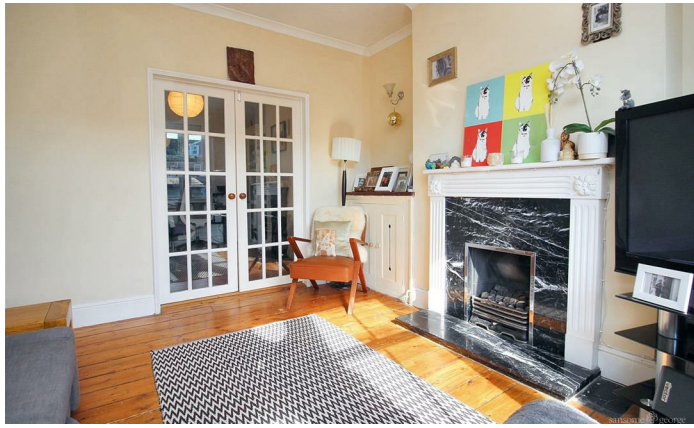


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>58</b>	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)