



124 Beecham Road, Reading, Berkshire, RG30 2RE
£325,000 Freehold

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Residential Sales & Lettings

- Attractive Victorian Terrace House
- Entrance Hall with rare turning staircase
- Separate Dining Room
- 3 separate Bedrooms
- 85' westerly aspect Rear Garden
- Original character features throughout
- Living Room with original open fireplace
- 16' Kitchen/Breakfast Room
- Separate First Floor Bathroom
- Gas fired central heating to radiators (n/t)

Positioned towards the top of a sought after residential address in West Reading, this attractive and larger than average 'bay fronted' Victorian Terrace property is conveniently positioned within walking distance of a wealth of amenities which include Wilson Primary School, Prospect Park, numerous regular Bus Services, local Shops, Cafes, Pubs and Restaurants, as well as Battle Library and a 24 hour Gym. Both Reading West (Paddington, Newbury, Basingstoke, Theale) and Tilehurst Train Stations (Paddington, Oxford, Didcot) are each approximately 1 mile away and Reading Town Centre with mainline Train Station is approximately 2 miles to the East. The M4 Motorway is also an easy commute by car via the A4 Bath Road which is located minutes away.

This charming home retains a wealth of charm and character features throughout which include original sash windows, exposed wood floors and doors, fireplaces and high ceilings throughout. Approached via original quarry tiled path leads to a open Porch with front door opening to Entrance Hall. A turning staircase leads up to the First Floor and doors access the Living Room with front aspect bay window, original open fireplace and decorative coved ceiling, and a separate rear aspect Dining Room with handy built in storage cupboard. A door from the Dining Room opens to the dual aspect Kitchen/Breakfast Room which includes a range of fitted units including integrated oven and hob and plumbing for dishwasher and washing machine. A side aspect door leads to the enclosed Rear Garden boasts a predominantly westerly aspect and measures approximately 85' in length by 14'6" in width and is mainly laid to lawn. On the First Floor, the Landing services 3 'good sized' Bedrooms and a separate side aspect Bathroom with white suite. Both Bedrooms 1 and 2 both enjoy feature fireplaces and built in wardrobes.

With further potential for enlargement if so desired with opportunity for Loft Conversion or extension to the rear (subject to necessary consents) this charming home must be seen to appreciate the character, proportions and rare configuration. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



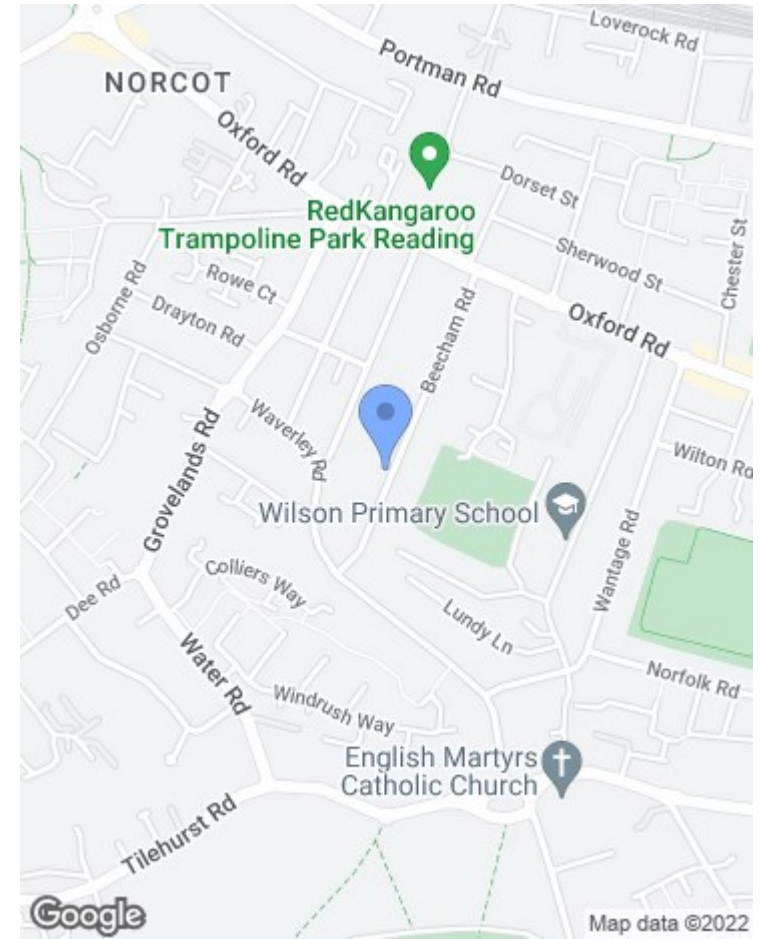
Ground Floor
Approx. 48.2 sq. metres (518.3 sq. feet)



First Floor
Approx. 47.8 sq. metres (514.2 sq. feet)



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	57	A	B
11-91	11-91	11-91	11-91
10-81	10-81	10-81	10-81
10-44	10-44	10-44	10-44
10-34	10-34	10-34	10-34
10-30	10-30	10-30	10-30
1-20	1-20	1-20	1-20

England & Wales EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

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