



PRINCES STREET, READING, RG1  
GUIDE PRICE **£350,000** FREEHOLD

A WONDERFUL OPPORTUNITY TO ACQUIRE THIS SUPERB EXTENDED VICTORIAN COTTAGE, SITUATED IN THIS SOUGHT-AFTER NO THROUGH ROAD AND WITHIN HALF A MILE OF THE TOWN CENTRE

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## DESCRIPTION:

Offered to the market with no onward chain, a charming extended Victorian cottage, situated in this quiet sought after cul-de-sac, within the highly coveted Eldon Square conservation area. Serving excellent access to both Reading town centre and the train station, with its direct links to London Paddington in just over 20 minutes and now on the Tube network with Crossrail and the Elizabeth Line. Offering a wealth of charm and character including sash windows, stripped wood floor boards, cast iron fireplaces and underfloor heating.

The most notable point of the property is the large kitchen which is accessed via the sitting room, creating a sociable and practical space. The modern kitchen has a great range of units with corian work surfaces and a has a large skylight, giving plenty of light to the room. There is another reception room to the front and a modern bathroom with tiling to full height completes the downstairs, whilst to the first floor there are two good sized double bedrooms. To the rear of the property there is a low maintenance terraced garden, whilst to the front there is a brick paved pathway with a pea shingle area to one side.

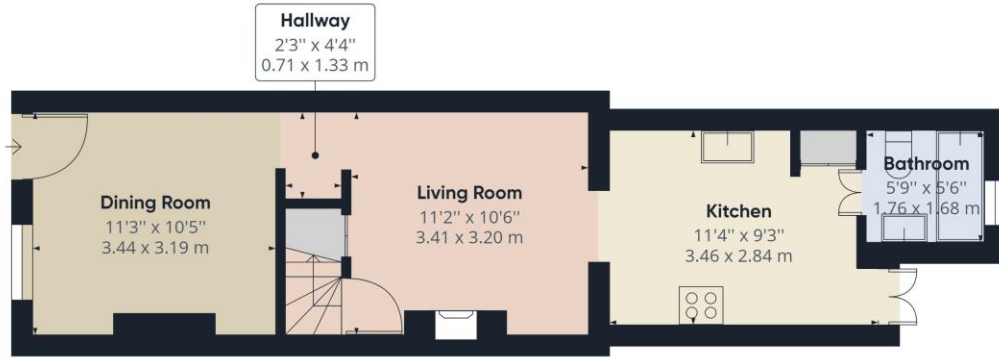
The property is within a short walk of the Royal Berkshire Hospital, Reading University and J10 of the M4 via the A329.

## AT A GLANCE

- No Onward Chain
- Sought After Cul-De-Sac Location
- Extended Terraced Cottage
- Two Reception Rooms
- Superb Kitchen With Large Skylight
- Two Double Bedrooms
- Modern Bathroom
- Front & Rear Gardens

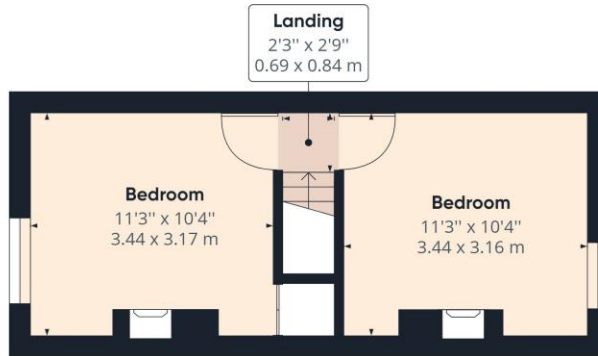






Approximate total area<sup>(1)</sup>  
630.55 ft<sup>2</sup>  
58.58 m<sup>2</sup>

Ground Floor



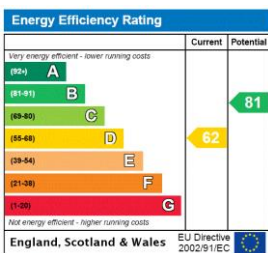
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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