



HOLYBROOK CRESCENT, RG30 3LN
OFFERS IN EXCESS OF £475,000

A CHARMING 3-BEDROOM VICTORIAN SEMI-DETACHED HOME

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DESCRIPTION:

This charming and well-presented 3-bedroom Victorian semi-detached home is nestled on the outskirts of Reading, offering the perfect balance of countryside living and town convenience. Situated just 2.8 miles from the town centre, this property provides easy access to scenic canal walks and beautiful open countryside, making it an ideal location for nature lovers. Inside, the home has been thoughtfully updated to blend period character with modern style.

The property is arranged over two floors and features spacious, light-filled rooms. The ground floor includes an inviting entrance hall, a bay-fronted reception room with original features, and a rear-facing reception room that enjoys views of the garden. The modern kitchen is a true highlight, offering sleek, contemporary design and opening directly into the garden—perfect for entertaining.

Upstairs, you'll find two well-proportioned double bedrooms, a single bedroom, and a stylish family bathroom complete with a roll-edge bath and separate shower for added luxury.

Outside, the rear garden is a real gem, extending to 80ft in length with a desirable South-Westerly aspect. It offers a wonderful sense of privacy, with a well-maintained lawn, mature borders, and a detached timber cabin.

This versatile cabin is equipped with underfloor heating and currently serves as both a gym and bar but could easily be transformed into a home office, playroom, or additional living space.

This delightful home is a fantastic opportunity for those seeking a blend of character, comfort, and convenience in a location that offers the best of both worlds. Don't miss out on this rare find.

AT A GLANCE

Attractive 3-bedroom Victorian semi-detached home

Thoughtfully updated interior combining period charm with modern finishes

Bay-fronted reception room and rear aspect reception room, both filled with natural light

Stylish modern kitchen with direct access to the garden, perfect for entertaining

Stylish bathroom with roll-edge bath and separate shower

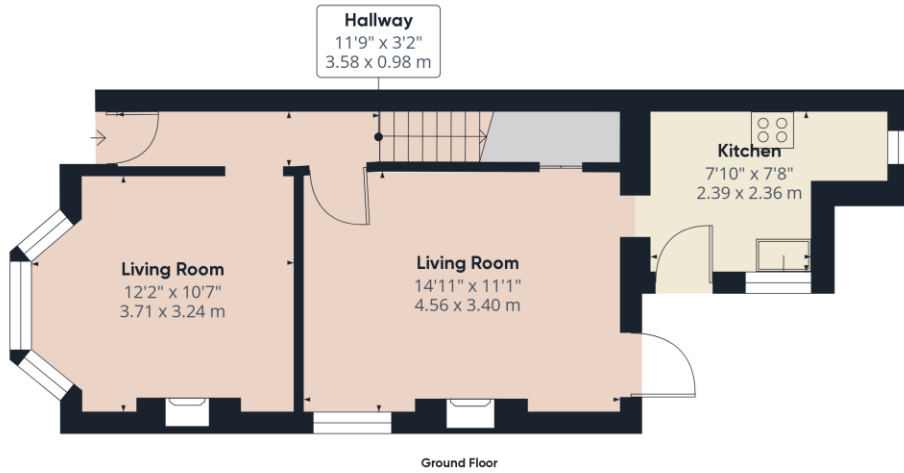
South-Westerly facing garden extending to 80ft

Detached timber cabin in the garden with underfloor heating

Off road parking for several vehicles







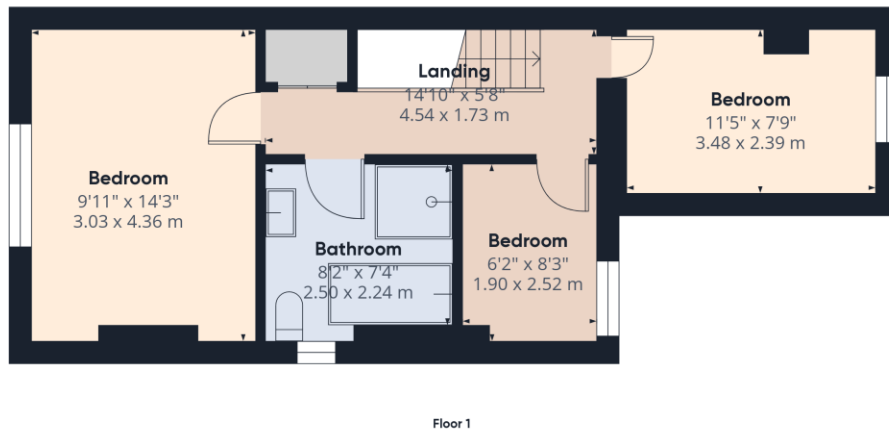
Approximate total area⁽¹⁾
829.68 ft²
77.08 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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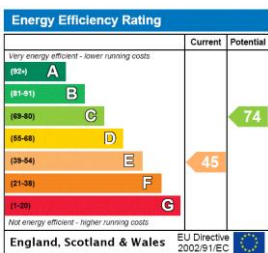


This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Council Tax Band: D

Tenure: Freehold

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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