



SHERMAN PLACE, BERKSHIRE, RG1  
£375,000 FREEHOLD

## A THREE BEDROOM VICTORIAN SEMI-DETACHED FAMILY HOME WITH NO ONWARD CHAIN TASTEFULLY REFURBISHED THROUGHOUT

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



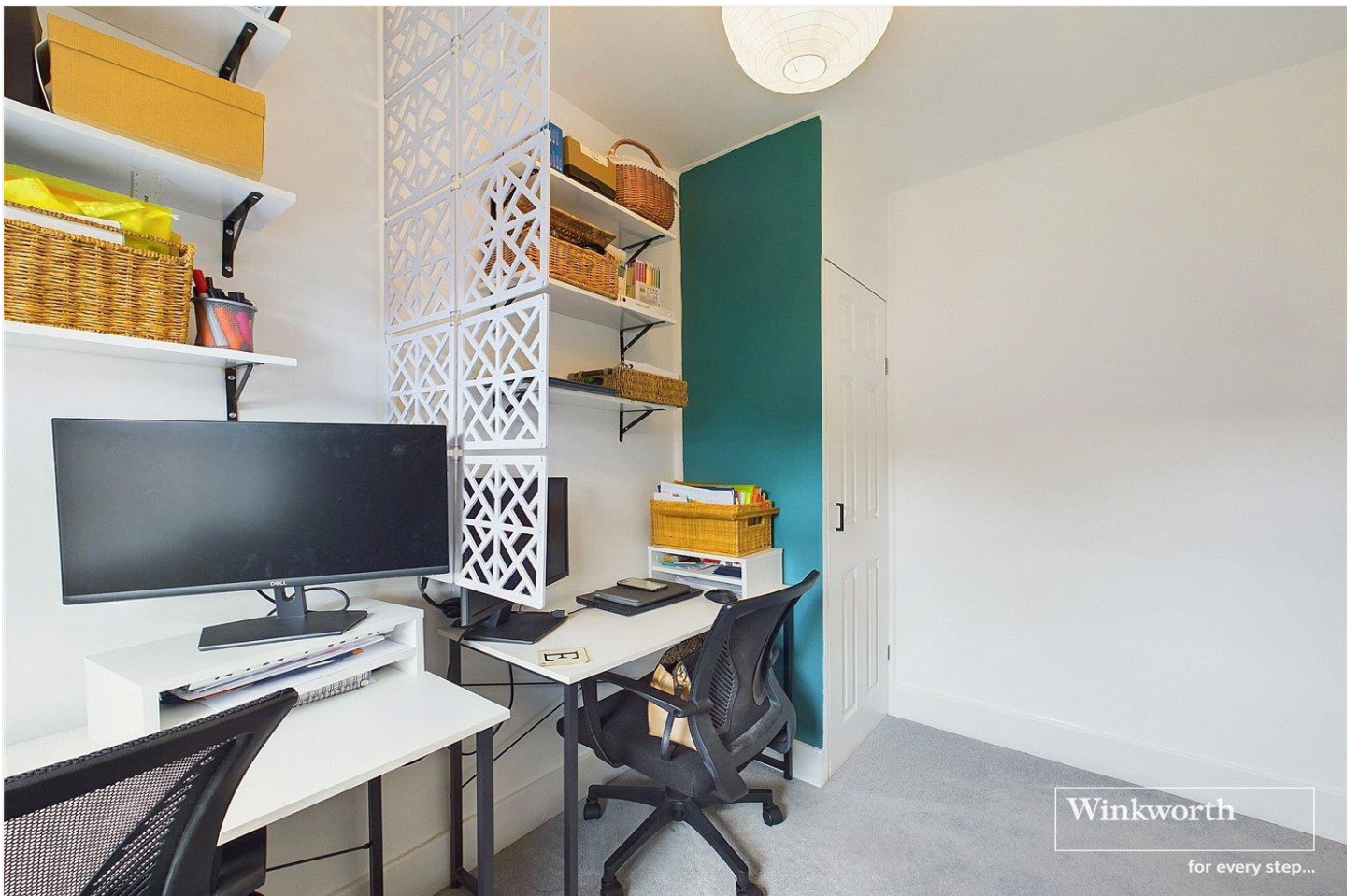
## DESCRIPTION:

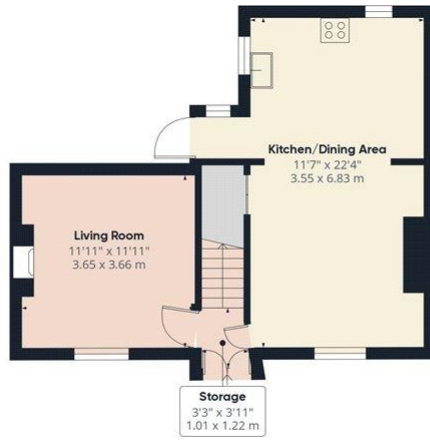
An impressive well-appointed three bedroom Victorian semi-detached family home offering a wealth of charm and character. Superbly situated set back from the road along a small lane. Sherman Place is conveniently located within a short walk of the Oracle shopping and entertainment complex. Reading train station is approximately a 15 minute walk and has direct links to London Paddington and the Queen Elizabeth Line being on the tube network linking Reading with Canary Wharf and the City of London. The property has new flooring, recent refitted bathroom, new roof, recent boiler replacement and has been tastefully redecorated throughout. An attractive entrance via double doors leads to the living room, an open plan kitchen/dining room with access to an enclosed low maintenance garden featuring a newly laid terrace area. On the first floor there are two good sized double bedrooms, a stylish family bathroom and a further bedroom currently used as an office.

## AT A GLANCE

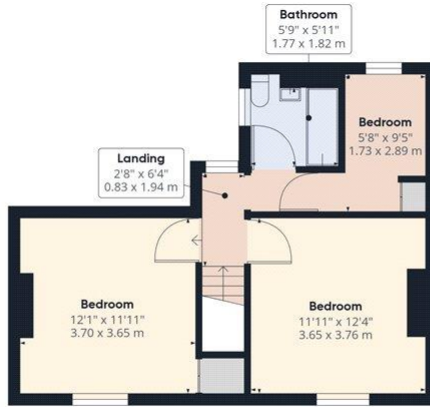
- No Onward Chain
- Freshly Redecorated
- New Roof
- New Flooring Throughout
- Recent Refitted Bathroom
- Combi Boiler Replaced (2 years approx.)
- New Patio To Rear
- Close Proximity To Town Centre
- Short Walk to Reading Train







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
864.32 ft<sup>2</sup>  
80.3 m<sup>2</sup>

(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.

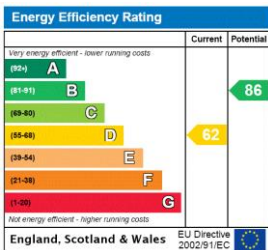
GIRAFFE360

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.

**Tenure:** Freehold

**Council Tax Band:** C

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.