



LONDON ROAD, READING, RG1
GUIDE PRICE £600,000 FREEHOLD

RESTORATION PROJECT OF A SPACIOUS GEORGIAN TOWN HOUSE WITH GARDENS REAR ACCESS WITH OFF ROAD PARKING

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DESCRIPTION:

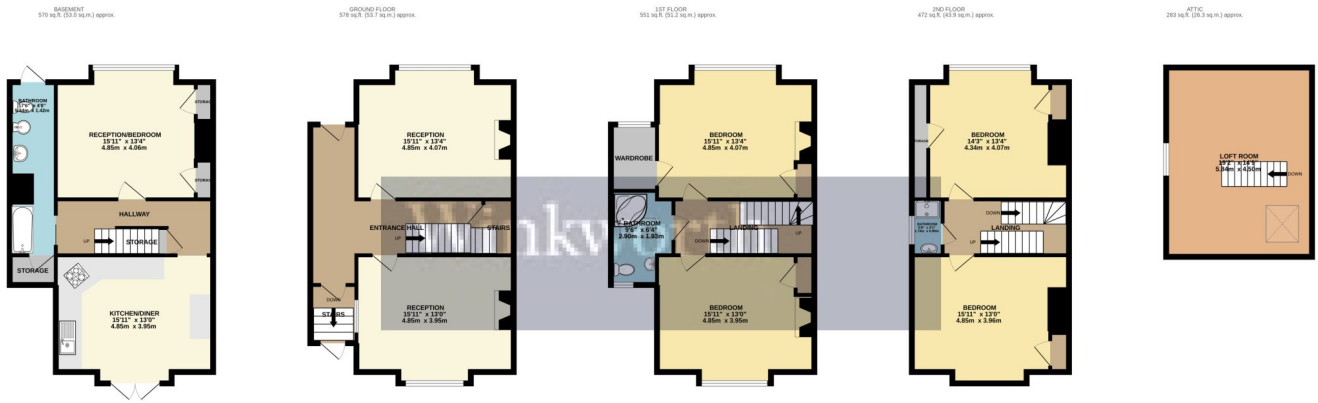
An exciting opportunity to purchase this spacious semi-detached Georgian town house with potential to restore back to its former grandeur as a superb distinctive family home. Set in this convenient location a short walk into Reading Town Centre, close to the Royal Berkshire Hospital and the University of Reading. The property which has always been a family home is now for sale with no chain complications and would suit someone ready to create a splendid home or convert and develop subject to the usual planning consents. Offering flexible living accommodation over five floors and retaining a wealth of original features there is over 2400 sq. ft. (228 sq. M.) of living space. The basement level, which could be configured to create an annex or self-contained apartment comprises, a generous living room/bedroom, a fitted kitchen/diner with access to the rear garden and a bathroom with access to a former cellar/coal store. On the Ground floor there are two grand reception rooms and access to the front and back of the house from the entry hall. On the first floor there are two spacious bedrooms, one with a walk-in wardrobe and a family bathroom. The second floor comprises two further bedrooms and a shower room and gives access to an attic room on the top floor which would suit a children's play room, study or guest bedroom. There is a generous front garden and a private rear garden measuring over 100ft. with rear access from Eldon Terrace where there is provision for off road parking for several cars or to further develop subject to planning.

AT A GLANCE

- Restoration Project
- Georgian Semi-Detached Town House
- Accommodation Set Over 5 Floors
- 3 Reception Room
- 3 Bathrooms
- Generous Gardens
- Potential Basement Annex
- Conversion and Development Potential
- No Chain



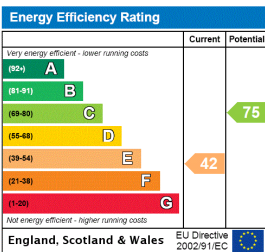




TOTAL FLOOR AREA : 2455 sq.ft. (228.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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