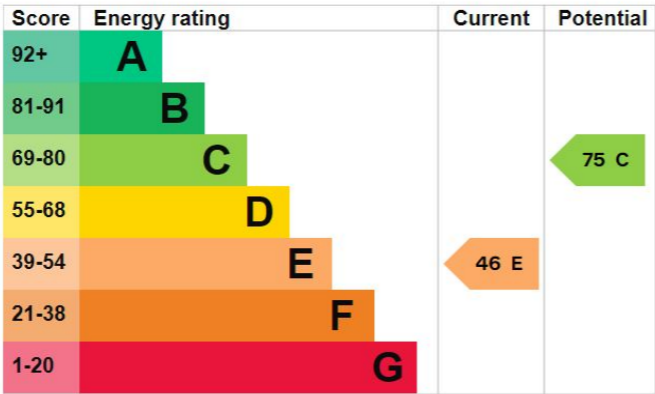


Floor Plan



Property Photos



MANSFIELD ROAD
READING, RG1 6AL

5 3 4 2

EPC E Council Tax Band F

£875,000
FREEHOLD

Scan
for full
details



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Anti-Money Laundering: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable. Disclaimer: These particulars are produced in good faith and are believed to be correct, but their accuracy is no way guaranteed and they do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room measurements are approximate. The floor plan is for layout guidance only and not drawn to scale. Window and door openings are approximate. Whilst every care is taken in the preparation of this floor plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.





MANSFIELD ROAD, READING, RG1 6AL £875,000 FREEHOLD

5
 3
 4
 2
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NO ONWARD CHAIN COMPLICATIONS

Spanning well in excess of 2000 sq. ft, this well presented Victorian semi-detached home is set within one of Reading's most sought after roads and has been extended and improved by the current owners over their years of ownership.

Ideal for a family looking to upsize to their forever home, the accommodation is set over four generous floors and comprises an entrance hall, bay fronted living room, dining room, a downstairs cloakroom and an inner hall which leads to the basement which is currently being used as a laundry room.

Perhaps the most impressive part of this home is the open plan kitchen/dining/family room which has a host of built-in appliances and has doors leading to the rear garden to make this an exceptional entertaining space, whatever the weather.

To the first floor, there is a four piece family bathroom and three double bedrooms, including an impressive master which is bay fronted, has a host of built-in wardrobes as well as an en-suite shower room. The third and final floor has two further double bedrooms and a shower room.

Externally, there is driveway parking for at least two vehicles and side access, whilst to the rear, the two tiered garden faces south, has a raised decking area with steps leading down to the lawn which offers a high degree of privacy.

Within easy reach of Reading town centre as well as some of the area's most well regarded schools, the property is also well connected to the city via Reading's unrivalled transport links.



Motorway Links

M4 Junction 11 - 3.1 Miles
A329M - 6.1 Miles



Train Links

Reading West Train Station - 0.6 Miles
Reading Train Station - 0.8 Miles



Local Schools

Coley Primary School - 0.2 Miles
All Saints Junior School - 0.4 Miles



Local Area

The Oracle is just down the road with over 100 stores and plenty of popular eateries.

“

The accommodation is spacious and ideal for entertaining.

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