



Parkside Road, Reading, RG30 2BT.

Price Guide £400,000 *Freehold*



**Stunning, extended two bedroom 'Mews style' home in superb location.**

Built in 2005 by Bewley Homes, this superb home has been thoughtfully extended in 2014 by the current owner to create an impressive, light-filled open-plan living space, perfectly suited to modern family life. Being situated in an admired tree-lined location to the West of the town centre and within walking distance to excellent transport links from Reading West station to London Paddington.

The welcoming entrance hall provides access to a downstairs cloakroom/WC, a spacious living room, and the well-appointed kitchen. These areas flow seamlessly into the extended open-plan dining & family room, offering an exceptional space for both everyday living and entertaining.

On the first floor, there are two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom.

Further benefits include double-glazed windows, gas radiator central heating, and the advantage of no onward chain.

Outside, the property enjoys a private and secluded rear garden with a south westerly aspect extending to approximately 70 feet, with side access leading to the residents' parking area at the front. Situated within this highly regarded development, the home offers an excellent combination of space, comfort, and convenience.

**KEY FEATURES**

- Stunning, extended mews style home
- Allocated & visitor parking
- Private rear garden
- Modern spacious open plan living
- En-suite to principal bedroom
- Family bathroom & downstairs WC
- Secluded approach



**Reading**

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

**Winkworth**

for every step...









#### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** C



Ground Floor



Floor 1



**Winkworth**

**Approximate total area<sup>(1)</sup>**  
95.9 m<sup>2</sup>  
1032 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://www.winkworth.co.uk/sale/property/REA260300>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

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.