



St. Georges Road, Reading, RG30 2RQ.

£400,000 *Freehold*

3  1  1 

This stunning three bedroom period home enjoys a delightful garden room and useful loft space

This beautifully presented three-bedroom period home has been sympathetically modernised to combine its original character with contemporary living. A standout feature is the delightful, private rear garden which includes a detached garden room complete with en-suite shower facilities, offering excellent versatility as a home office, guest space, gym, or studio.

The accommodation comprises a welcoming entrance hall, a spacious living room, an impressive kitchen/breakfast room, a stylish ground floor bathroom, a separate utility room, an outer lobby, a first-floor landing, three generously sized bedrooms and a useful boarded loft space providing additional storage.

Further benefits include gas central heating via radiators and double-glazed windows.

KEY FEATURES

- Stunning period home
- Three separate bedrooms
- Spacious living room
- Impressive ground floor bathroom
- Wonderful kitchen/breakfast room
- Outer lobby/utility area
- Garden room with shower room
- Useful loft space & delightful garden



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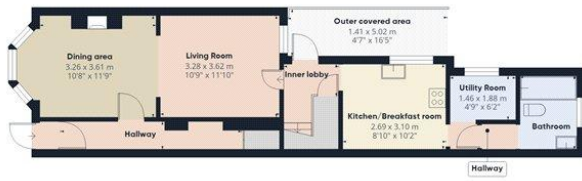
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MATERIAL INFO

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

107.7 m²
1159 ft²

Balconies and terraces

17.1 m²
184 ft²

(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		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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