



VIDEO TOUR

A wonderfully extended 3 bedroom property that has been modernised, located on the popular Blandford Road close to schools, amenities and transport links

**99 Blandford Road, Reading RG2 8RR**

[paul.childs@kwuk.com](mailto:paul.childs@kwuk.com)  
07788 870336



Welcome to 99 Blandford Road, an good sized 3-bedroom semi-detached residence that embodies both style and functionality. This well-maintained property, boasting a generous 879 sq. ft. of living space, and an additional 212 sq. ft. of outbuildings complete with electricity.

Having served as a family home for the past 18 years, the current owners have thoughtfully modernized and upheld the property's integrity. Upgrades include full double-glazing, a contemporary combination boiler, and updated electrics.

Upon entry, you are greeted by a spacious cloakroom leading seamlessly into the modern, open plan living and dining area. The well-proportioned kitchen at the rear of the property adds to the home's allure, while Bedroom 3, accessible from the dining area, offers versatility as an office or guest room with patio doors leading to the garden.

Ascending to the upper level reveals two generously sized bedrooms, with the master bedroom featuring dual-aspect, large, double-glazed windows.

Bedroom 2, equally well-sized, includes a small, fitted wardrobe, with additional built-in storage conveniently situated in the hallway.

The outdoor space offers a blend of leisure and functionality, with a spacious patio area ideal for summer dining and a maintained garden designed for easy upkeep. Towards the rear, a versatile log cabin serves as either a gym or a current TV room, accompanied by a utility space. A second outbuilding functions as a workshop and shed.

Completing this exceptional offering is the property's frontage, providing ample parking for up to three vehicles. Convenient shared side access seamlessly connects the front and rear of the property, enhancing accessibility and overall appeal.



99 Blandford Road, Reading RG2 8RR











paul.childs@kwuk.com  
07788 870336

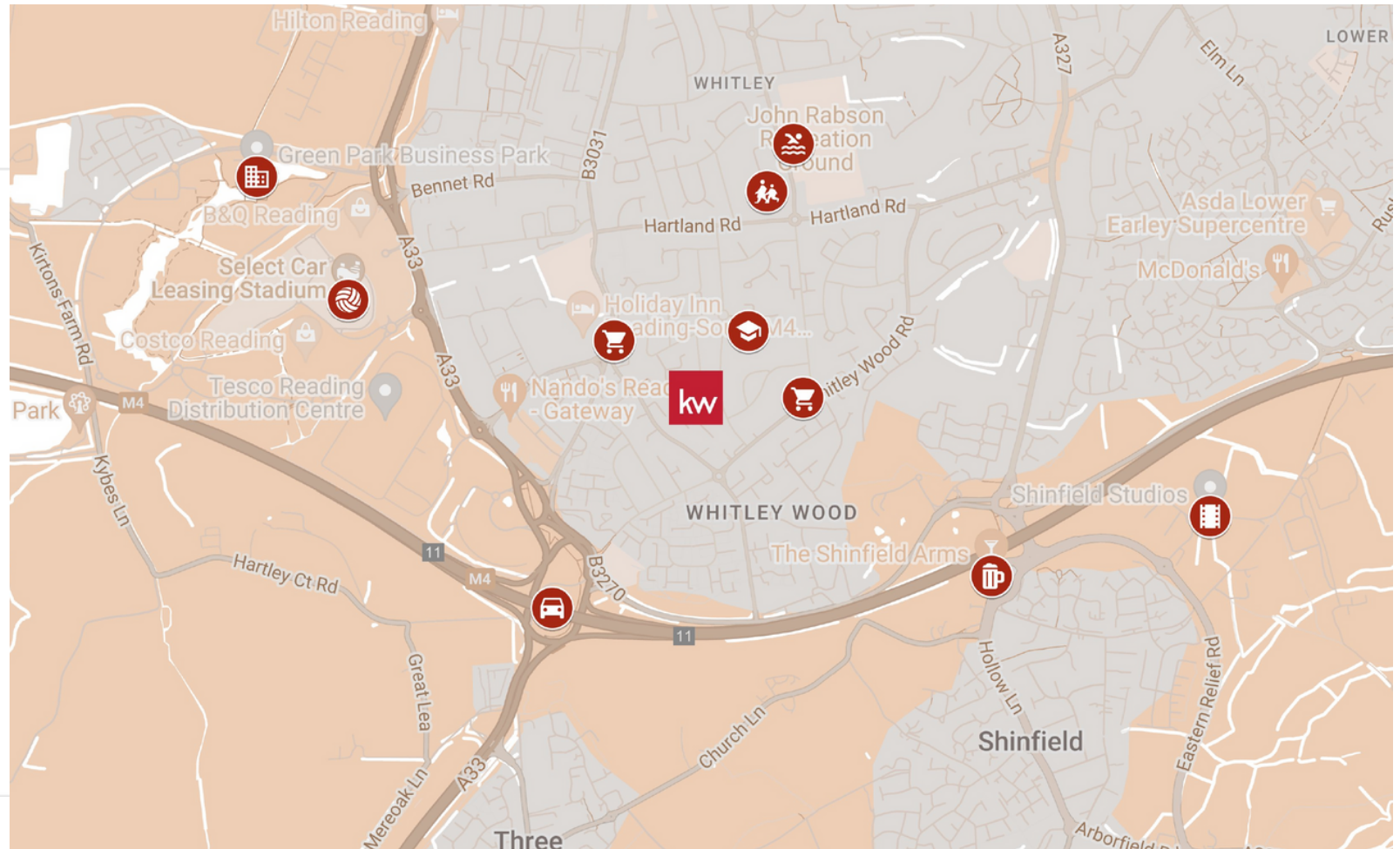


## Property Location

 99 Blandford Road

## Points of Interest

-  Geoffrey Field Junior School
-  John Madejski Academy
-  Green Park Business Park
-  South Reading Leisure Centre
-  M4 Junction 11
-  Lidl
-  Co-op Food - Whitley Wood
-  Shinfield Studios
-  The Shinfield Arms
-  Select Car Leasing Stadium



Blandford Road is a popular road in the area due to its vicinity of a wide array of amenities. With fantastic bus links into central Reading taking just 15 minutes, and less than a mile to Junction 11 of the M4. For more local businesses you have Green Park Business Park as well as the new Shinfield Film Studios now in operation.

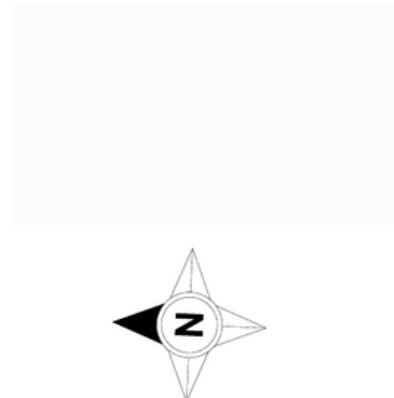
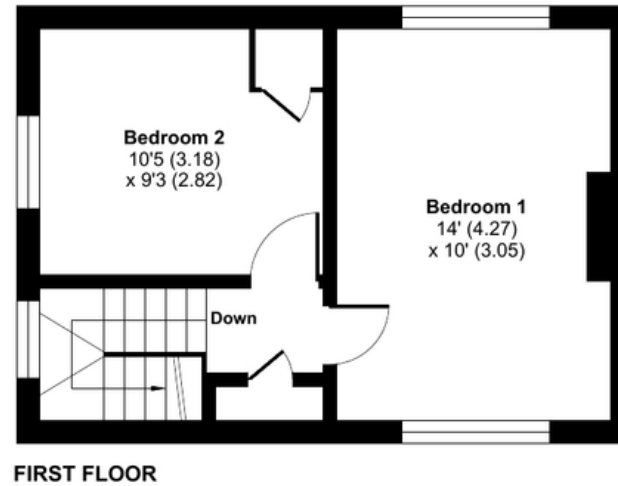
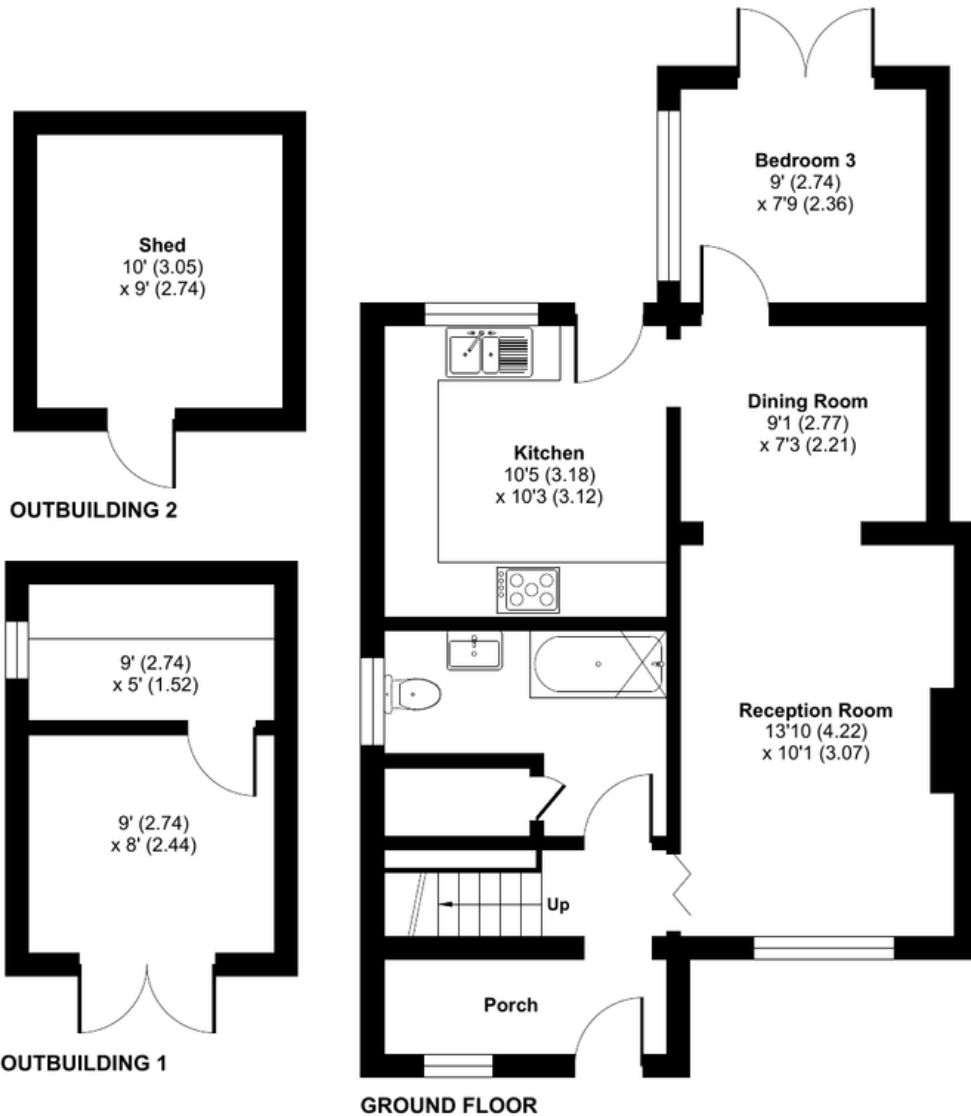
For families moving into the area, you are less than 100 meters from Geoffrey Field School and a 5-minute walk to John Madejski Academy, and Reading University is just under 2 miles away. Supermarkets and shops are all within a 5-minute drive, making this a great place to live.

99 Blandford Road, Reading RG2 8RR

paul.childs@kwuk.com  
07788 870336







Energy performance certificate (EPC)			
99 Blandford Road READING RG2 8RR	Energy rating <b>C</b>	Valid until: 19 December 2033	Certificate number 9370-2971-1320-2297-4345

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	71 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Blandford Road, Reading, RG2

Approximate Area = 879 sq ft / 81.6 sq m  
 Outbuilding = 212 sq ft / 19.6 sq m  
 Total = 1091 sq ft / 101.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Paul Childs Keller Williams (IPSPC Limited). REF: 1068318

99 Blandford Road, Reading RG2 8RR

paul.childs@kwuk.com  
07788 870336





99 Blandford Road, Reading RG2 8RR

[paul.childs@kwuk.com](mailto:paul.childs@kwuk.com)  
07788 870336







99 Blandford Road, Reading RG2 8RR

[paul.childs@kwuk.com](mailto:paul.childs@kwuk.com)  
07788 870336







99 Blandford Road, Reading RG2 8RR

[paul.childs@kwuk.com](mailto:paul.childs@kwuk.com)  
07788 870336







99 Blandford Road, Reading RG2 8RR

paul.childs@kwuk.com  
07788 870336







99 Blandford Road, Reading RG2 8RR

[paul.childs@kwuk.com](mailto:paul.childs@kwuk.com)  
07788 870336

