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Bespoke

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247 Waverley Road, Reading

£450,000



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## 247 Waverley Road

Reading,

A significantly larger than average, double bay-fronted period home, set on a sought-after road on the West Reading and Tilehurst borders. Three bedrooms, gated off-road parking, corner plot, and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Situated on a desirable and sought-after road on the West Reading and Tilehurst borders
- Significantly larger than the average home of its type, offering generous room sizes throughout
- Double bay-fronted period property with strong kerb appeal and character features
- Two well-proportioned reception rooms, including dining room with feature fireplace
- Modern fitted kitchen with direct access to the rear garden
- Three bedrooms arranged over the first floor, including two bay-fronted doubles
- First-floor shower room finished in clean, neutral tones
- Corner plot position providing added privacy and outdoor flexibility
- Fully enclosed rear garden with double gates and secure gated off-road parking
- Offered to the market with no onward chain, allowing for a straightforward purchase



### Entrance Porch

Accessed via a double glazed front door, the entrance showcases feature period tiled flooring and leads through to the welcoming entrance hall.

### Entrance Hall

A welcoming entrance hall with staircase rising to the first floor and doors leading through to the principal ground floor rooms. The space sets the tone for the house, combining period character with a practical, well-laid-out flow.

### Living Room

14' 0" x 14' 7" (4.26m x 4.45m)

A well-proportioned front reception room featuring a wide bay window that fills the space with natural light. Finished in neutral tones, this is a comfortable and inviting room, ideal for everyday living or entertaining.

### Dining Room

16' 5" x 12' 2" (5.00m x 3.71m)

Positioned to the rear of the property, the dining room enjoys views over the garden and serves as a versatile second reception. A striking cast iron fireplace provides a strong focal point, while the room offers ample space for a family dining table or additional seating area.

### Kitchen

8' 11" x 15' 1" (2.73m x 4.60m)

Located at the rear, the kitchen is fitted with a range of modern units and contrasting worktops, complemented by tiled splashbacks and integrated appliances. A rear door provides direct access to the garden, making the space practical for day-to-day use and entertaining.



### **Landing**

A central landing provides access to all first-floor rooms and benefits from natural light, creating a bright and open feel to the upper level.

### **Bedroom 1**

14' 0" x 12' 2" (4.26m x 3.70m)

A generous double bedroom positioned at the front of the property, featuring a bay window and offering plenty of space for freestanding furniture, as well as built in wardrobe. A calm, well-proportioned main bedroom.

### **Bedroom 2**

13' 5" x 12' 2" (4.09m x 3.71m)

Another well-sized double bedroom overlooking the side, also benefitting from a bay window and offering flexible use as a guest room or second principal bedroom.

### **Bedroom 3**

9' 0" x 9' 6" (2.74m x 2.90m)

A comfortable third bedroom, ideal as a child's room, home office, or dressing room, with a rear-facing window providing natural light.

### **Shower Room**

A modern shower room fitted with a walk-in shower enclosure, wash hand basin, and WC. Finished in neutral tiling, it offers a clean, practical space serving the first floor.







## FRONT GARDEN

The property sits behind a secluded front garden, screened by established hedging and offering a strong sense of privacy from the road. A pedestrian gate provides access to a pathway leading to the front door, with an additional side gate offering convenient pedestrian access through to the rear garden. The setting enhances both privacy and kerb appeal, particularly given the property's corner plot position.

## GARDEN

The fully enclosed rear garden is a standout feature, offering a high degree of privacy and flexibility. A set of double gates provides vehicular access, creating ample off-road parking, a rare and valuable asset in this location. The garden also benefits from a large brick-built storage building, offering excellent scope and potential for further use, subject to requirements. With its secure boundaries and practical access, the rear garden is ideally suited for a range of uses, from parking and storage to future landscaping or enhancement.

## SECURE GATED

3 Parking Spaces

Secure gated off-road parking, accessed via double gates, a rare benefit for a corner plot property and provides ample parking









