



Southcote Lane, Reading, Berkshire. RG30.

£475,000 Freehold

Beautiful four-bedroom mid-terrace home in Southcote, with a modern kitchen featuring Bosch smart oven and induction hob, plus included dishwasher and American-style fridge freezer. The property offers three double bedrooms, a smaller fourth bedroom, family bathroom, and a low-maintenance rear garden with a detached outbuilding. Benefits include driveway parking, EV charging, Tado smart heating, nearly new Worcester boiler, double glazing, and solar system with two batteries. Ideally located near schools, shops, bus routes, GP surgery and Prospect Park, making it perfect for families or long-term investment.

- Four Bedrooms
- Open Plan Lounge/Diner
- Extended Kitchen
- Refitted Family Bathroom
- En-Suite to Master
- Driveway Parking
- Outbuilding
- Close to A4 & M4 Motorway
- EV Charger
- No Chain
- Added Solar Panels
- EPC Rating C



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1430 ft²
Reduced headroom
35 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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Property Description

Ground Floor

Lounge Dining Room

11' 7" x 23' 10" (3.53m x 7.26m) Front aspect double glazed window, rear aspect double glazed window, two double radiators, TV point.

Entrance Hall

Front aspect double glazed window, offers access to the lounge dining room and kitchen breakfast room.

Kitchen Room

8' 9" x 24' 11" (2.67m x 7.59m) Two side aspect double glazed windows, rear aspect double glazed window, range of base & eye level units, smart oven, induction hob, one and a half bowl sink with draining board, free standing dishwasher, space for fridge freezer, heated towel rail, rear door leading to garden, downlights, partly tiled floor and walls.

Utility Room

3' 9" x 5' 6" (1.14m x 1.68m) Rear aspect double glazed window, space for washing machine.

First Floor

Landing

Offers access to bedrooms two, three and four, offers access to the family bathroom.

Bedroom Two

16' 0" x 13' 1" (4.88m x 3.99m) Front aspect double glazed window, single radiator, two built in wardrobes.

Bedroom Three

14' 0" x 9' 3" (4.27m x 2.82m) Rear aspect double glazed window, single radiator, built in wardrobe, airing cupboard.

Bedroom Four

9' 11" x 8' 1" (3.02m x 2.46m) Front aspect double glazed window, single radiator, stairs leading to master suite.

Family Bathroom

7' 9" x 6' 4" (2.36m x 1.93m) Two rear aspect double glazed windows, low level WC, wash basin with vanity unit, shower cubicle, downlights, heated towel rail, extractor fan.

Second Floor

Master Bedroom

21' 7" x 16' 3" (6.58m x 4.95m) Rear aspect double glazed window, two skylight windows, TV point, double radiator, access to en suite, eaves storage.

En-Suite

6' 10" x 8' 5" (2.08m x 2.57m) Rear aspect double glazed window, low level WC, pedestal wash basin, panel enclosed bath, tiled floor & partly tiled walls, extractor fan.

Outside

Garden

Beautifully presented, low maintenance fence enclosed rear garden and an outbuilding with mains power and a store room. The property also benefits from the rare addition of a side access despite being a mid terrace property.

Parking

Driveway parking for multiple vehicles.

Council Tax Band

C