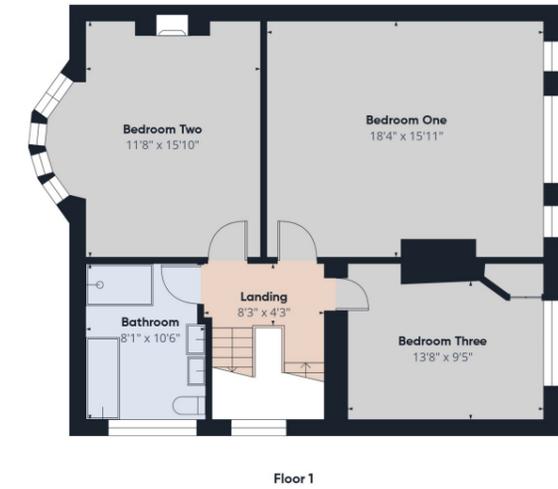


Downshire Square, Reading, Berkshire. RG1.

£775,000 Freehold

Arins Property Services are pleased to offer this spacious four-bedroom semi-detached home, ideally located close to Reading town centre and Reading Mainline Station. The property combines period features such as high ceilings and bay windows with modern updates throughout. It offers versatile living space, including two reception rooms, a fitted kitchen, and updated bathroom facilities. Externally, there is a private driveway, garage, and a well-maintained west-facing garden. Situated in a sought-after conservation area near The Oracle Riverside, this home is ideal for families and commuters alike.

- Close to Reading Town Centre
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Two Bathrooms
- Garage & Driveway Parking
- Unfurnished
- Reading West Station
- Ofsted Excellent School - Meters Away



Approximate total area^m
1943 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

Property Description

Ground Floor

Entrance Hall

13' 2" x 7' 11" (4.01m x 2.41m) Access to both Reception Rooms, Kitchen, and Downstairs WC. Stairs to First Floor.

Downstairs WC

5' 0" x 26' 0" (1.52m x 7.92m) Side aspect double glazed window. Wash hand basin and low level WC.

Dining Room

Front aspect double glazed bay window.

Living Room

11' 11" x 15' 8" (3.63m x 4.78m) Two rear aspect double glazed windows. Rear aspect double glazed French Doors to Rear Garden.

Lobby

2' 10" x 6' 11" (0.86m x 2.11m) Lobby to Kitchen and Side Aspect Door to Rear Garden. Storage Cupboard.

Kitchen

13' 7" x 10' 6" (4.14m x 3.20m) Three rear and side aspect double glazed windows. Range of matching base and wall units with work surface over. Fitted Sink. Large Range Cooker.

First Floor

Landing

8' 3" x 4' 3" (2.51m x 1.30m) Side aspect double glazed window. Access to Bedrooms 1, 3, & 4 and family bathroom. Stairs to Second Floor.

Bedroom One

18' 4" x 15' 11" (5.59m x 4.85m) One large and two smaller rear aspect double glazed windows.

Bedroom Three

13' 8" x 9' 5" (4.17m x 2.87m) Front aspect double glazed bay window.

Bedroom Four

13' 1" x 15' 8" (3.99m x 4.78m) Rear aspect double glazed window. Fitted storage cupboard.

Family Bathroom

8' 1" x 10' 6" (2.46m x 3.20m) Side aspect double glazed window. Two wash hand basin, low level WC, bath and shower cubicle.

Second Floor Landing

8' 3" x 4' 3" (2.51m x 1.30m) Side aspect double glazed window. Access to Shower Room, and Bedroom Four. Eaves Storage.

Bedroom Two

11' 8" x 15' 10" (3.56m x 4.83m) Rear aspect double glazed window. Fitted storage cupboard.

Shower Room

6' 6" x 10' 8" (1.98m x 3.25m) Walk in Shower Cubicle, wash hand basin, low level WC. Access to Eaves Storage.

Outside Space

Driveway

Parking for at least four cars on private driveway.

Garage