



Osborne Road, Reading, Berkshire. RG30.

£475,000 Freehold

Arins Property Services are delighted to offer this beautifully renovated and extended four-bedroom semi-detached family home, situated in one of West Reading's most sought-after roads. The property features a spacious lounge, stunning 21ft open-plan kitchen/dining/family area with doors to the garden, an additional sitting room, and a ground-floor bedroom with en suite. Upstairs offers three further bedrooms and a modern family bathroom. Externally, there is driveway parking and a generous private rear garden. Conveniently located close to local shops, schools, transport links, and Reading town centre.

- Freehold House
- Extended Semi- Detached Home
- Two Bathrooms
- Separate Living Room
- Rear Enclosed Garden
- Driveway Parking
- Immaculate Condition
- Four Bedrooms



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1071 ft<sup>2</sup>

(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

#### Hallway

10' 5" x 8' 5" (3.17m x 2.57m)

#### Reception Room

12' 1" x 10' 11" (3.68m x 3.33m)

#### Dining Room

10' 5" x 10' 8" (3.17m x 3.25m)

#### Kitchen / Living Area

#### Bedroom Four / Study

11' 3" x 8' 9" (3.43m x 2.67m)

### Bathroom / Ensuite

8' 1" x 5' 2" (2.46m x 1.57m)

### First Floor

#### Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)

#### Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

#### Bathroom

6' 6" x 6' 10" (1.98m x 2.08m)

#### Landing

6' 5" x 3' 11" (1.96m x 1.19m)

### Council Tax Band

C

