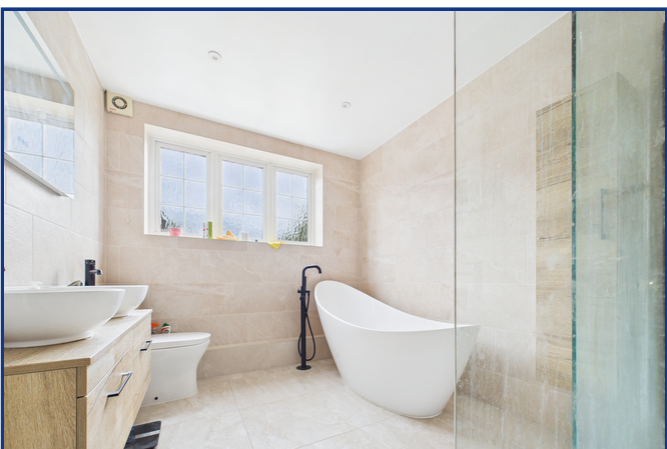




Downshire Square, Reading, Berkshire. RG1.

£2,500 pcm

Arins Property Services - Positioned in the heart of this sought-after central location, just a short stroll from Reading town centre, the mainline station, and The Oracle Riverside, this spacious four-bedroom semi-detached family home combines period character with modern convenience. The property offers generous and versatile living accommodation, including two bright and well-proportioned reception rooms, fitted kitchen, a stylishly updated family bathroom with his and hers wash basins, and further shower room. High ceilings and bay windows enhance the home's appeal. Outside, there is a private driveway and garage, along with a well presented west-facing garden — perfect for outdoor entertaining and family time. Set within one of Reading's most desirable conservation areas, this impressive property offers close proximity to excellent transport links, local amenities, and riverside leisure spots, making it ideal for families, commuters, and professionals alike. Available now and comes unfurnished.

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







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

Driveway leads to set back garage. Double doors and windows to the side.

Rear Garden

Two Storage Units. Well maintained mixture of lawn, patio, and borders.

Council Tax Band

F

