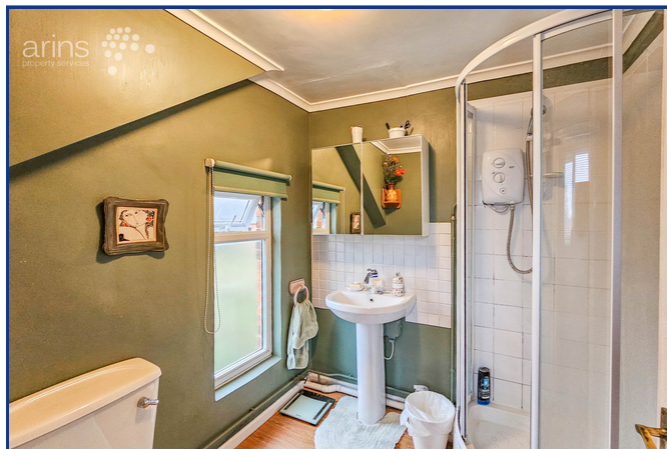


9 Christchurch Gardens, Reading, Berkshire. RG2
7AH.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



9 Christchurch Gardens, Reading, Berkshire. RG2
7AH.

£875,000 Freehold

Arins Property Services are pleased to offer for sale this delightful characterful Victorian six bedroom semi detached home, situated in one of Readings most sought after conservation areas. The ground floor accommodation comprises entrance lobby, hallway, living room, family room, dining room, conservatory, kitchen, rear lobby, cloakroom and utility room. To the first floor there is a landing giving access to bedroom three, bedroom four, bedroom six, bathroom/shower room and separate W.C. To the second floor the landing gives access to master bedroom with en-suite shower room, bedroom two and bedroom five. To the outside is a private gated driveway for parking up to three vehicles, gated side access to rear garden. To the rear is a charming private walled garden with numerous trees flowers and shrub borders along with a patio area, pergola, large storage shed and greenhouse. The current owner has installed many stained glass features making the whole property feel special and unique.

Other key factors are its perfect location between Reading town centre and junction 11 of the M4. It is also on a main bus route into town which can also be walked, taking approximately 15 minutes. Local shops are a couple of minutes walk and two major supermarkets are either a short bus ride away or can be driven to in less than a few minutes. We highly recommend an internal viewing to appreciate the flexibility and space this home has to offer.

- Victorian semi detached
- Close to Reading Town Centre
- Conservation area
- Driveway parking
- Many original features
- Private walled garden
- Bus route nearby
- Six good size bedrooms
- Reading grammar school for boys, Abbey private school for girls and Kendrick grammar school for girls all within walking distance
- Double glazing and modern slimline electric radiators

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



TOTAL FLOOR AREA : 2504 sq.ft. (232.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Lobby

Hallway

Living Room
4.39m x 5.03m (14' 5" x 16' 6")

Family Room
4.09m x 4.39m (13' 5" x 14' 5")

Dining Room
3.33m x 3.53m (10' 11" x 11' 7")

Kitchen
3.33m x 3.53m (10' 11" x 11' 7")

WC

Conservatory
2.06m x 4.34m (6' 9" x 14' 3")

Utility
2.51m x 1.57m (8' 3" x 5' 2")

FIRST FLOOR

Landing

Bedroom Three
4.14m x 4.37m (13' 7" x 14' 4")

Bedroom Four
4.11m x 4.52m (13' 6" x 14' 10")

Bedroom Six
2.62m x 3.66m (8' 7" x 12' 0")

Bathroom

WC

Second Floor

Landing

Master Bedroom
3.73m x 6.12m (12' 3" x 20' 1")

Bedroom Two
4.09m x 4.90m (13' 5" x 16' 1")

Bedroom Five
3.78m x 4.52m (12' 5" x 14' 10")

Shower Room

Outside

Driveway

Private Rear Garden

Council Tax Band
F

