

1 Staverton Road, Reading, Berkshire. RG2 7JX.



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£350,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Arins Property Services are delighted to present this well-proportioned three-bedroom semi-detached home, located on Staverton Road—a quiet and established residential road just south of Reading town centre. Set on a generous plot, this property boasts a beautiful 60ft rear garden, offering excellent potential for future development or extension (subject to planning permission). The property already features a wraparound-style frontage that enhances kerb appeal and could lend itself well to further expansion. The internal accommodation includes a spacious reception room, a separate utility area, kitchen, three well-sized bedrooms, a family bathroom, and a separate WC. There is also ample off-road parking at the front for multiple vehicles, which is a real asset in this popular neighbourhood. Positioned within easy reach of Reading town centre, the home benefits from convenient access to a variety of local amenities, including shops, cafes, schools, and public transport. Reading West and Reading mainline train stations are both within easy reach, providing excellent connections to London Paddington and beyond. The property is also well-connected to local bus routes, the A33 and M4 motorway, making it perfect for commuters. Whether you're a family looking to put down roots, or a buyer seeking a property with long-term investment potential, this home offers the space, flexibility, and location to grow into.

- No onward chain – ideal for a straightforward and speedy purchase
- Three-bedroom semi-detached home
- Generous 60ft rear garden offering excellent potential to extend (STPP)
- Wraparound-style frontage with scope for further development
- Spacious reception room, separate utility area, and well-sized kitchen
- Three good-sized bedrooms, family bathroom, and separate WC
- Driveway parking for multiple vehicles – a real bonus in this location
- Excellent transport links to Reading town centre, A33, and M4 motorway
- Close to Reading West and Reading mainline stations with fast trains to London
- Conveniently located near schools, shops, parks, and local amenities

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.

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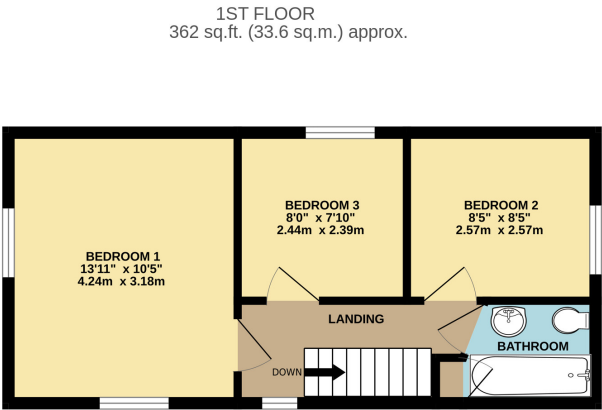
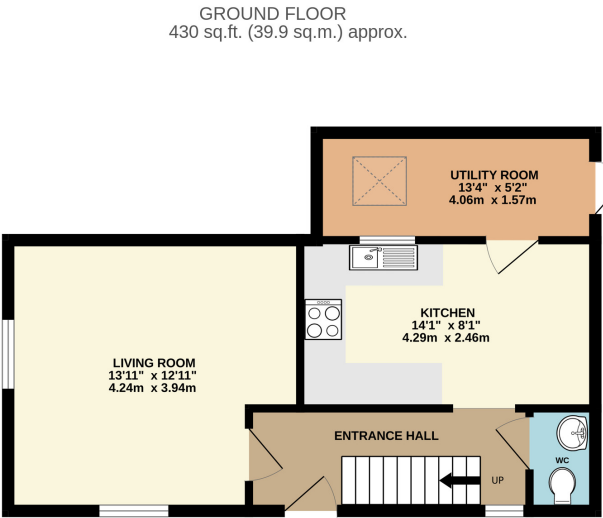
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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TOTAL FLOOR AREA: 791 sq.ft. (73.5 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

Entrance Hall

WC

Living Room

4.24m x 3.94m (13' 11" x 12' 11")

Kitchen

4.29m x 2.46m (14' 1" x 8' 1")

Utility Room

4.06m x 1.57m (13' 4" x 5' 2")

First Floor

Landing

Bedroom One

4.24m x 3.18m (13' 11" x 10' 5")

Bedroom Two

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

Bedroom Three

2.44m x 2.39m (8' 0" x 7' 10")

Outside

Front Garden

Rear Garden

Council Tax Band

C

