



Redlands Road, , Reading, RG1 5HP

£950,000

Walmsley

## Redlands Road, , Reading, RG1 5HP

A fine 1920s detached property, tucked away from the road on a sizable 0.7-acre mature plot. In need of complete modernisation and refurbishment, this property presents substantial potential for expansion, pending planning permissions.

Located within the Reading University area, the property offers easy access to key amenities including the Royal Berkshire Hospital, The University of Reading, Reading town center, and Reading mainline train station (Paddington 25 minutes). Additionally, a variety of reputable private, state, and grammar schools are conveniently situated nearby.

Comprising a reception hall, cloakroom, shower room, spacious sitting room, family room, kitchen, breakfast room, four bedrooms, and a family bathroom, the property also features a single garage and expansive gardens requiring complete landscaping.

Viewings days - Wednesdays 10/4, 17/4, 24/4 - times 1pm- 2pm  
Saturdays 6/4, 13/4, 20/4, 27/4 - times 2.45pm - 3.45pm

Agent's notes:

Written best offers are to be submitted before 12pm on April 30th.

## Tenure - Freehold



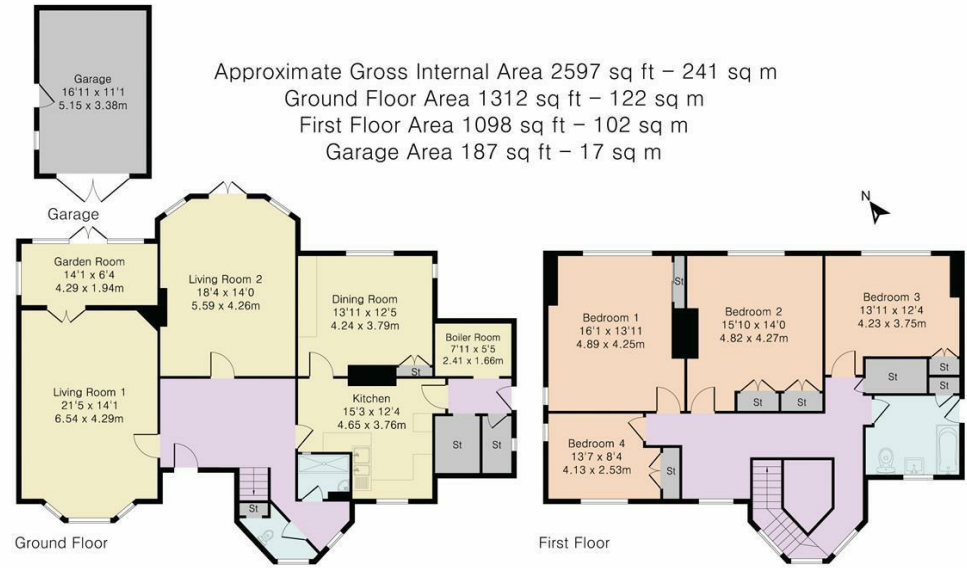


- Fine 1920's property
- Large plot, with generous frontage (0.7 acres)
- Total modernisation and refurbishment required
- Fabulous location
- Convenient to Royal Berkshire Hospital
- Walking distance of town centre
- Close to Reading University
- Huge scope and potential to enlarge, subject to planning permission



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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