



**Bespoke**  
ESTATE AGENTS

20 Edgehill Street, Reading  
£350,000



# Bespoke

ESTATE AGENTS

## 20 Edgehill Street

Reading, Reading

Beautiful Victorian terrace in the heart of Reading, retaining original period features, complemented by a modern kitchen, versatile loft room, elevated garden with far-reaching views, private off-road parking, and offered with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Victorian terrace home with retained original period features
- Direct rear access into the property
- Modern kitchen and bathroom finished to a contemporary standard
- Chain Free: Offered to the market with no onward chain for a swift transaction.
- Rare Parking: Private, covered off-road parking space (accessed via Alpine Street) with direct rear access.
- Prime Location: Walking distance to Reading Station, Royal Berkshire Hospital, and the University.
- Outdoor Living: Elevated rear garden with a sun-deck and panoramic views over Reading.
- Flexible Layout: Two bedrooms plus a spacious, versatile loft room with skyline views.
- Turn-key condition: Recently redecorated throughout with brand-new carpets.
- Character & Charm: Original Victorian fireplaces, timber floorboards, and high ceilings.



### Living Room

10' 0" x 10' 9" (3.05m x 3.28m)

The living room is a welcoming and characterful space, positioned at the front of the property and finished in a calm, neutral palette following recent redecoration. A standout feature is the original cast iron fireplace, complete with timber surround and tiled hearth, which remains fully working and provides a beautiful focal point to the room. The room enjoys good natural light from the front aspect window, complemented by high ceilings and crisp white woodwork that enhance the sense of space. The layout comfortably accommodates a range of living furniture, with the proportions lending themselves well to both relaxed seating and occasional home working if required. Original timber floorboards add warmth and character underfoot, while a useful built-in storage cupboard provides practical everyday storage. A modern front door with glazed panel, and picture window allows additional light into the space, creating an inviting first impression on arrival.

### Inner Hall

Stairs to the first floor, and door to dining room.

### Dining room

10' 5" x 10' 10" (3.18m x 3.29m)

Located at the heart of the ground floor, the dining room is a bright and versatile space, ideal for everyday dining and entertaining. Recently redecorated in soft, neutral tones, the room is enhanced by a striking feature chimney breast, finished with contemporary geometric wallpaper that adds character while complementing the home's period proportions. An exposed brick fireplace recess creates an attractive focal point and offers scope for a decorative feature. Natural light is provided by the side aspect window, giving the room a pleasant and welcoming feel. The room comfortably accommodates a dining table and chairs, with original timber floorboards continuing through from the living room. A useful under-stairs storage cupboard adds practicality, while a doorway leads directly through to the kitchen, creating a well-balanced and functional ground floor layout.

### Kitchen

6' 6" x 9' 9" (1.98m x 2.97m)

The kitchen is positioned to the rear of the property and is arranged in a practical galley style, making excellent use of the available space. Recently redecorated, it features modern white units complemented by white worktops and soft green metro-style tiled splashbacks, creating a clean and contemporary finish. Integrated appliances include a gas hob with extractor hood and electric oven, with space and plumbing for additional appliances. A side window provides good





### Kitchen

6' 6" x 9' 9" (1.98m x 2.97m)

The kitchen is positioned to the rear of the property and is arranged in a practical galley style, making excellent use of the available space. Recently redecorated, it features modern white units complemented by white worktops and soft green metro-style tiled splashbacks, creating a clean and contemporary finish. Integrated appliances include a gas hob with extractor hood and electric oven, with space and plumbing for additional appliances. A side window provides good natural light, while the layout offers generous worktop space and storage along both sides. Tiled flooring underfoot ensures durability, and the overall presentation is fresh, neutral, and ready for immediate use. Door to lobby.

### Lobby

Located to the rear of the property, the inner lobby provides a practical and well-designed transition space between the kitchen, bathroom, and rear garden. It offers useful separation, enhancing privacy and everyday functionality. A door opens directly to the rear garden, making this an ideal space for coats, shoes, and day-to-day access. A built-in storage cupboard provides valuable additional storage, while a further door leads through to the bathroom. The area is neatly presented and continues the home's clean, neutral finish, adding to the overall sense of practicality and thoughtful layout.

### Bathroom

6' 7" x 5' 10" (2.01m x 1.78m)

The bathroom is located at the rear of the property and is finished in a clean, contemporary style. Fully tiled in neutral tones, it features a modern white suite comprising a panelled bath with glass shower screen and overhead shower, WC, and wash basin set within a vanity unit providing useful storage. A rear aspect window allows for natural light and ventilation, while a heated towel rail adds everyday comfort. The space is well laid out and neatly presented, continuing the fresh, move-in-ready feel seen throughout the ground floor.

### Landing

Doors to bedrooms one and two.

### Bedroom 1

10' 0" x 10' 9" (3.05m x 3.28m)

Bedroom one is a well-proportioned double room, positioned on the first floor and finished in a calm, neutral palette following recent redecoration.





first floor and finished in a calm, neutral palette following recent redecoration. The room benefits from brand new carpets, adding to the fresh and comfortable feel. A front aspect window allows for good natural light, while the layout comfortably accommodates a double bed along with additional bedroom furniture. A feature fireplace with timber surround provides character and a focal point, reflecting the period charm seen throughout the property. Clean lines, neutral décor, and good ceiling height combine to create a light and inviting main bedroom, well suited as a comfortable principal sleeping space.

#### **Bedroom 2**

10' 5" x 13' 0" (3.18m x 3.96m)

Bedroom two is a well-sized and versatile room positioned at the rear of the property, enjoying a quiet rear aspect and finished in a soft, neutral palette following recent redecoration. The room benefits from brand new carpets, continuing the fresh and move-in-ready feel throughout the home. A rear-facing window provides natural light, while the layout comfortably accommodates a bed and additional furniture. A feature fireplace adds character and reflects the period charm seen across the property. An internal staircase rises from this room to the loft room, making bedroom two an ideal option as a guest room, home office, or flexible living space with direct access to the upper level. The room is well proportioned and thoughtfully arranged, offering excellent adaptability to suit a range of needs.



#### **Loft Room**

10' 5" x 17' 7" (3.18m x 5.36m)

The loft room is a bright and impressive space, offering excellent versatility as a home office, hobby room, or occasional room. Accessed via a staircase from bedroom two, the room has been recently redecorated and benefits from brand new carpeting, creating a fresh and inviting feel. Two roof windows to the rear provide excellent natural light and enjoy far-reaching, elevated views across Reading town centre, taking in a number of the area's iconic buildings and landmarks. To the front, the room features extensive eaves storage, neatly concealed and ideal for practical storage. Exposed brickwork and a timber beam add character, while the generous proportions and ceiling height enhance the sense of space. This is a standout additional room that offers flexibility and a real sense of outlook.





### Front Garden

To the front of the property is a low-maintenance enclosed garden, set behind a traditional wrought iron fence with gated access. The space is laid to paving, providing a neat and practical approach to the house, while offering a small degree of separation and privacy from the street. The frontage suits potted plants or seasonal planting and creates a welcoming first impression, complementing the character of the Victorian terrace

### Garden

The rear garden sits on an elevated level, enjoying a pleasant outlook and far-reaching views across the surrounding area and Reading town centre. The space is designed for low maintenance and is arranged predominantly on one level, as shown in the photographs. A raised decked terrace provides an excellent area for seating and entertaining, complemented by timber screening which offers a good degree of privacy. Adjacent paved areas and planted borders add interest while remaining easy to maintain. From the garden, steps lead down to the off-road parking space, which is located directly beneath the garden level, providing a convenient and practical arrangement. The elevated position enhances both privacy and views, making this an attractive and functional outdoor space.

### Driveway

#### 1 Parking Space

The property benefits from a private off-road parking space, positioned directly beneath the elevated rear garden and accessed from Alpine Street. The space provides covered parking, offering both convenience and a degree of protection from the elements. From the parking area, steps lead directly up to the rear garden, allowing easy access into the property via the rear lobby, meaning there is no need to walk around to the front of the house. This creates a highly practical and convenient day-to-day entrance, particularly when returning home with shopping or luggage. In addition, residents' permit parking is available on the street for those requiring additional parking, subject to a permit and a small annual cost.





