



**RICS**

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Residential & Commercial Estate Agents • Lettings Agents  
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**Martin & Pole**

Established 1846

ESTATE AGENTS



**7 Christchurch Gardens, Reading, RG2 7AH**

**Price £750,000 Freehold**

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ESTATE AGENTS



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 889 SQ.FT.  
 (82.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 777 SQ.FT.  
 (72.2 SQ.M.)

2ND FLOOR  
 APPROX. FLOOR  
 AREA 558 SQ.FT.  
 (51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2224 SQ.FT. (206.6 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
 Made with Metropix ©2018



An imposing semi-detached house in a pleasant established residential location with off-road parking and to the rear an approx. 55ft private rear garden. In Readings University area. Most recently let as an HMO but could make a stunning family home. Vacant, no chain.

The accommodation is set over 3 floors and was most recently laid out as, on the second floor, 3 Bedrooms; on the first floor 3 Bedrooms, Shower Room with WC, further separate WC; on the ground floor, 1 Bedroom, Lounge, large Kitchen/Dining Room, Shower Room with WC, Utility Area.

The floorplan and accommodation description is based on what appears to have been the most recent use of each room.

EER: E53 Council Tax: G

**IMPORTANT NOTICE RELATING TO THIS PROPERTY:**

We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.

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