

# Watlington Street

£650,000

**HASLAM'S**  
Sales

Reading, RG1 4RT



Watlington Street is a picturesque, no-through road location, just outside Reading's town centre. The front of this property opens onto a beautiful street scene of character homes, with a local independent gastro pub on the corner and a grade II listed church. The property itself, dating back to the mid-1800s, offers circa 1,900 sq ft of accommodation split over five floors and has been sympathetically maintained and modernised by the current owner including an en-suite bathroom located on the top floor. Walking through the property; Features have been retained such as the fireplaces and solid wood floors, while modern additions have been added to ensure the practical use of all the space this property has to offer. Outside, the sunken L-shaped garden provides a quiet space and with its current configuration offers two spaces with flexible options. This really is a once in a lifetime property with the current owners living here for just under 20 years.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net  
0118 960 1000

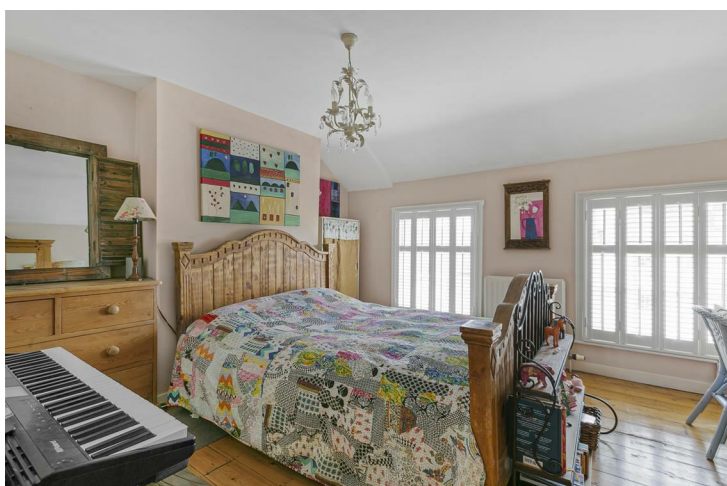
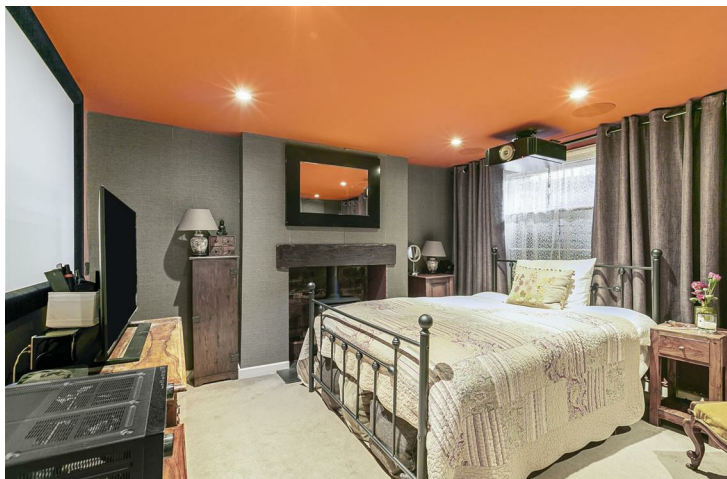




- Built circa 1840's
- Character features throughout
- Walking distance of town centre and mainline train station
- No through road and desirable conservation area
- Permit parking
- Circa 1,900sqft







## Further details

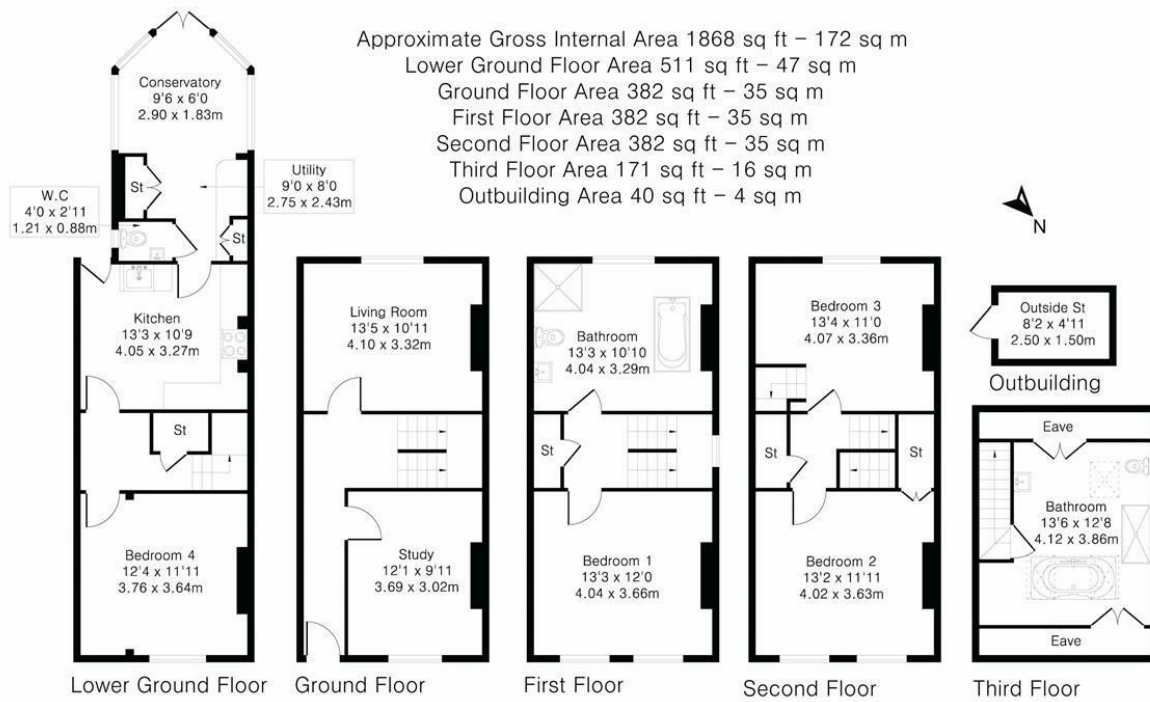
Council tax band C

Conservation area  
This property falls in the Eldon Road conservation area.

Parking  
On road permit parking available via application.

Garden  
The property has an impressive 'dog leg' garden which is sunk down from the ground floor of the property.

# Floorplan



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 practise. 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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