

**HASLAM**  
.net



112, Elm Road, Reading, RG6 5TD

£825,000

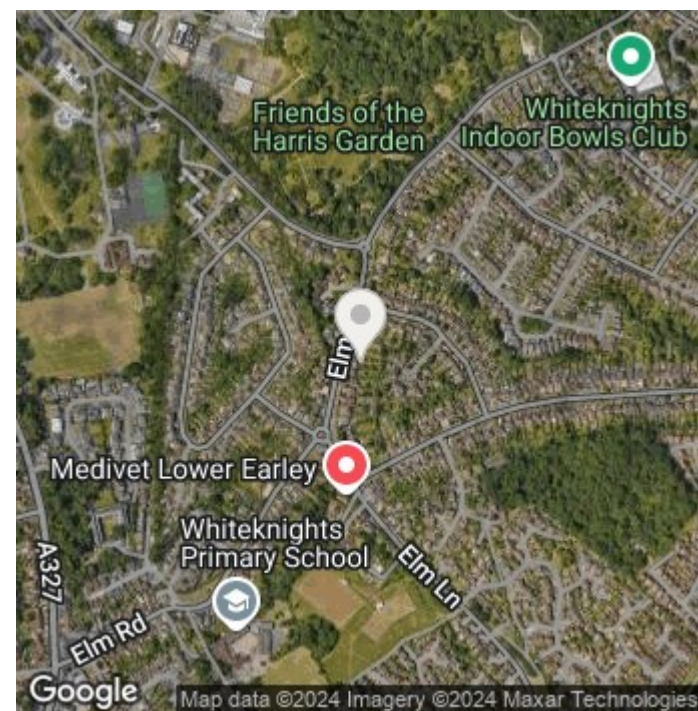
A substantial detached family home that has undergone many changes and upgrades by the current owners over the years. Elm Road is a sought-after residential road in the heart of Earley, within close proximity to desirable local state, grammar, and private schools. This very well-presented home includes a spacious entrance hall, WC, and a living room with connecting doors that open into the impressive kitchen/dining room. In addition, there is a second reception room, a good-sized utility room, and five well-proportioned bedrooms with three bathrooms. The property is set well back from the road, offering ample driveway space and a single garage. The rear garden is a particular feature, extending over 100 feet in length.





- Substantial detached family home
- 5 bedrooms, 2 en-suite, family bathroom & WC
- Spacious living accommodation, 2 reception rooms + 27 ft kitchen / dining room
- Close proximity to sought after local schools
- Generous plot with ample drieway parking & garage.
- Sizable rear garden over 100 foot in length

Council tax band F  
Council- Wokingham



Additional information:

Parking

The property has a driveway with parking for multiple vehicles and an integral garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

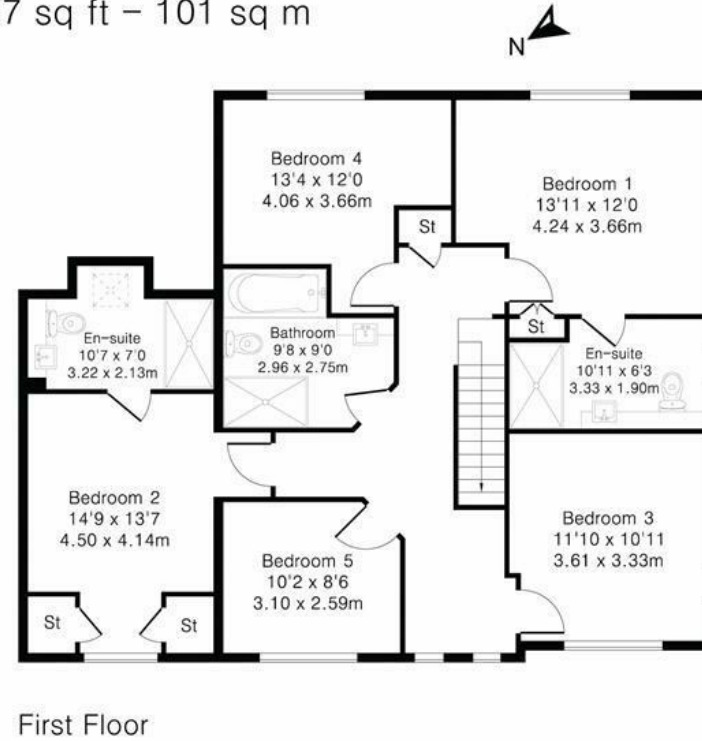
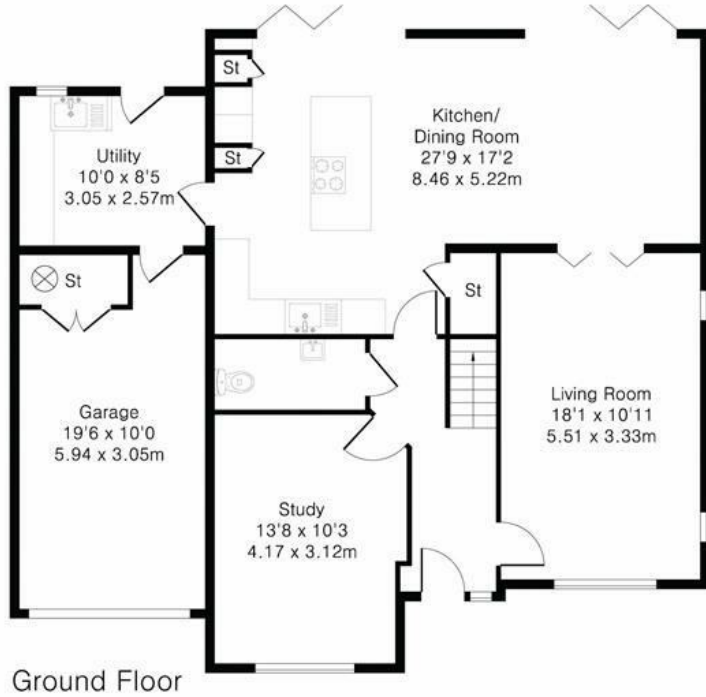
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”



Approximate Gross Internal Area 2310 sq ft – 215 sq m  
(Including Garage)

Ground Floor Area 1223 sq ft – 114 sq m

First Floor Area 1087 sq ft – 101 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.