



This impressive Edwardian semi-detached home is set within the sought-after Alexandra Road conservation area in a prime University address. It is ideally positioned within walking distance of a good choice of independent and state schools as well as the Royal Berkshire hospital and University campus. The home provides well-appointed living accommodation that is set out over three floors and is further complimented by a delightful walled rear garden. The location is ideal for families with easy access to the shops and restaurants of the Oracle and the mainline station. The property is being sold with the benefit of no onward chain.

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



- 4 bedrooms, principle with dressing room
- Living room with bay-window and fireplace
- Dining room with door to garden
- Kitchen with breakfast room; Study
- Established walled garden, 2 Bathrooms each with a shower cubicle
- University Conservation area address; No onward chain





Council tax band F  
Council- Reading Borough Council

## Description

### Additional information:

**Parking**  
On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

**Part B**  
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"

**Part C**  
The property is located in a conservation area.

**Garden**  
The lawned garden is walled and enjoys a private easterly aspect that incorporates an area of patio with a pathway skirting the rear of the property and a further pathway leads to the rear and established shrub beds.

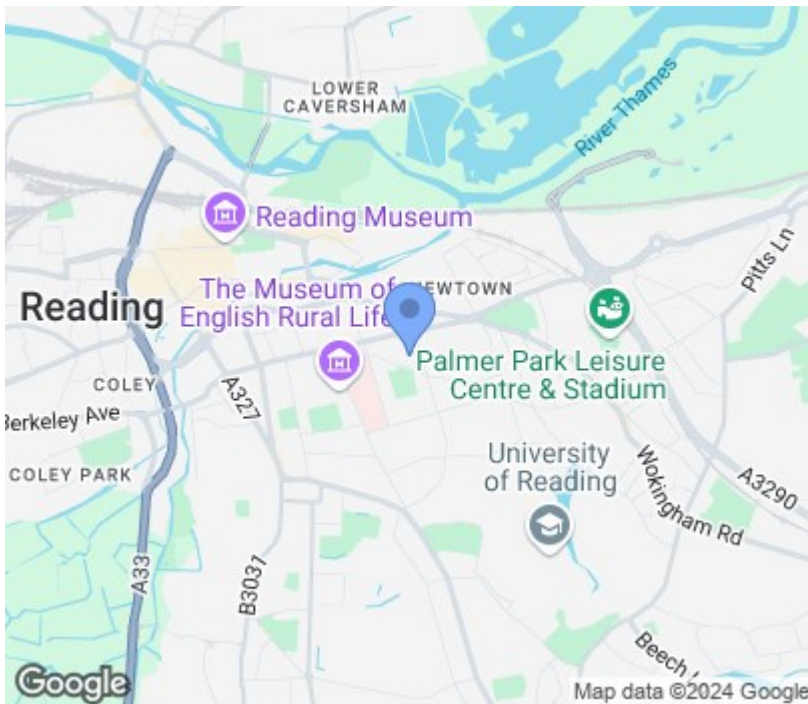
**Denmark Road, Reading, RG1**

Approximate Area = 1894 sq ft / 175.9 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Total = 1908 sq ft / 177.2 sq m  
 For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdwcom 2022. Produced for Haslams. REF: 912901



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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