



An extended victorian semi-detached home is set within a walled private garden and is situated in a sought-after quiet backwater. Conveniently positioned close to Reading West station and the town centre with its mainline station, the location is ideal for the purchaser seeking access to local amenities and transport links. There are 3 reception rooms alongside a well-equipped kitchen and an 18' cellar while upstairs, there are 4 bedrooms and a family bathroom. 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
- Living room with gas-effect fire
- Family room with French doors to garden
- Dining room and well-equipped Kitchen
- 18' Cellar; Walled garden
- Driveway parking; No onward chain





Council tax band E

Council- Reading

Additional information:

Parking

There is driveway parking available at the property

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 seller of this property is a corporate client and therefore has not been able to complete the Material Information Act questionnaire.

Garden

The walled garden incorporates a paved patio with an area of lawn with well-stocked shrub beds and a stepping stone pathway leads to a further paved patio located to the rear with a shed. There is also a useful bike/store at the side of the house with doors to the front and rear.

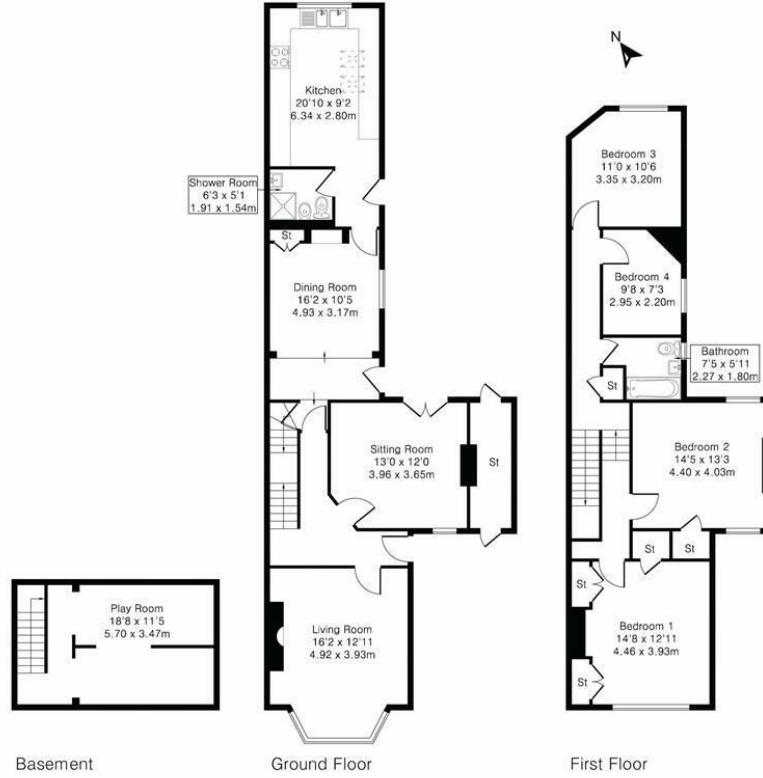
Floorplan

Approximate Gross Internal Area 1850 sq ft - 172 sq m

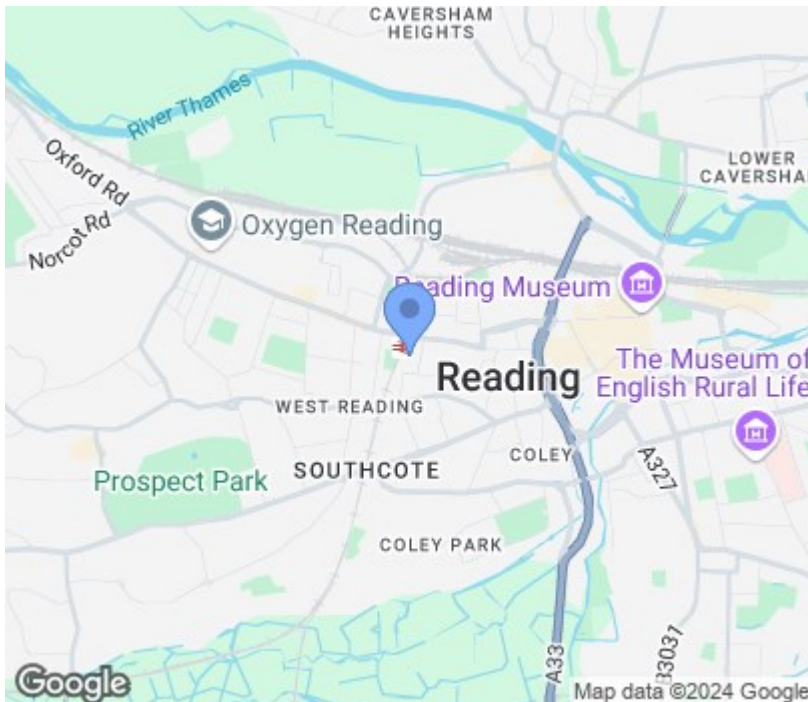
Basement Area 213 sq ft – 20 sq m

Ground Floor Area 909 sq ft – 84 sq m

First Floor Area 728 sq ft – 68 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.



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.