

**HASLAM'S**  
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230, Hyde End Road, Reading, RG7 1DG

£880,000

Situated on a desirable road in the village of Spencer's Wood is this extended family home that has been modernised and extended. This impressive property offers 4 bedrooms with an ensuite bathroom to the principal, a 20ft kitchen with vaulted ceiling, 4 reception rooms, a utility, and a study. The rear garden is in excess of 130ft providing ample space to entertain with a patio and lawn. To the front of the property, there is off-road parking for several vehicles and access to a 27ft garage.





- Extended family home
- Well presented throughout
- 4 Bedrooms
- 4 Reception rooms
- 20ft Kitchen
- 27ft Garage



Council tax band F  
Council- Wokingham





Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles and a 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):

Superfast – Fibre to the cabinet (FTTC)

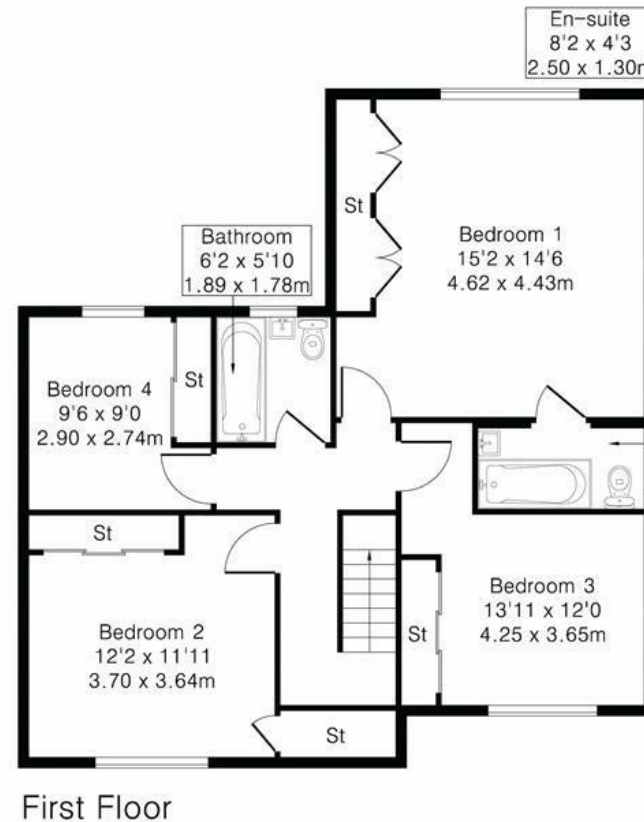
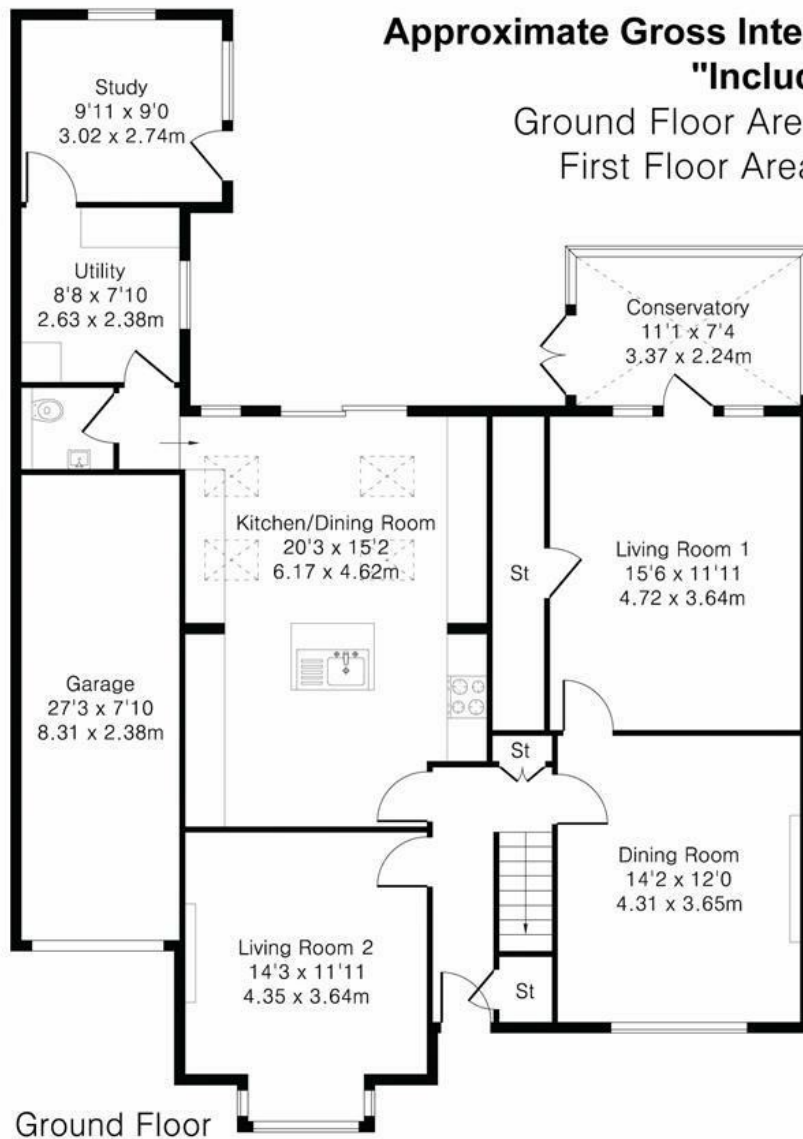
Mobile phone coverage

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 2209 sq ft - 205 sq m**  
**"Including Garage"**

Ground Floor Area 1418 sq ft – 132 sq m  
 First Floor Area 791 sq ft – 73 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		
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

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