



# DENMARK ROAD

READING • RG1 5PA

**HASLAM'S**  
1838  
COLLECTION





# INTRODUCING DENMARK ROAD

READING • RG1 5PA

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£750,000

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With a prime University address and part of the Alexandra Road conservation area, this impressive red brick Edwardian three-storey home is a stone's throw of several state grammar and independent schools.

Throughout the home you are welcomed by light-filled rooms that have high ceilings and large sash windows. There is an original stained glass window on the staircase, along with restored fireplaces and ornate period details.

Downstairs, there is a spacious living room which features a fireplace for those cosy evenings. The remainder of the downstairs includes a kitchen that overlooks the garden, a formal dining room, a study, a cloakroom and additional room which could serve as a breakfast room.

The layout provides flexible living for families of all sizes. On the first floor, there are two bedrooms and a shared bathroom. The principal bedroom has a connected dressing area for additional space. The second floor has two large bedrooms with a shared bathroom.

A particular feature of the property is the walled garden which offers privacy and a relaxing space. There are several excellent independent cafes and pubs close by, with a range of convenience shops located within a few minutes' walk from the property.

Reading town centre is a 10-15 minute walk where you can find a range of amenities including The Oracle shopping centre and riverside restaurants.





Traditional  
features



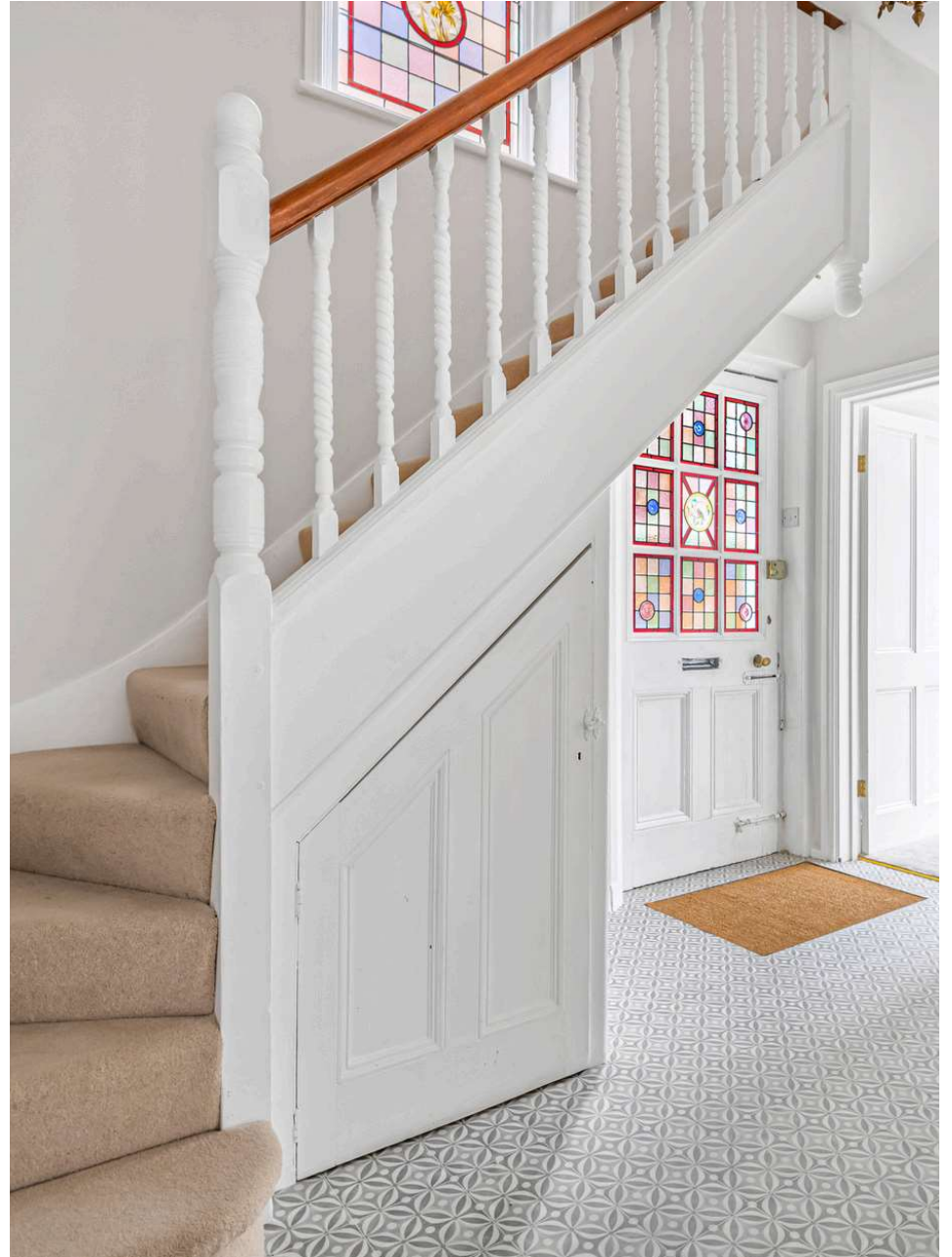


## THE OWNER'S STORY

When I set out to buy a property 18 years ago, I knew I wanted a period home with original features that not only had strong kerb appeal but was in a road that was part of a great community. I could not have been happier with our time spent in Denmark Road.

We have made many friends and had some great times taking part in neighbourhood events such as street parties. But it was also the practical side that we have enjoyed, such as being able to walk to the train station or town centre shops. Yet when you are sat in the garden it's so peaceful. I feel very lucky that we had the best of both worlds.





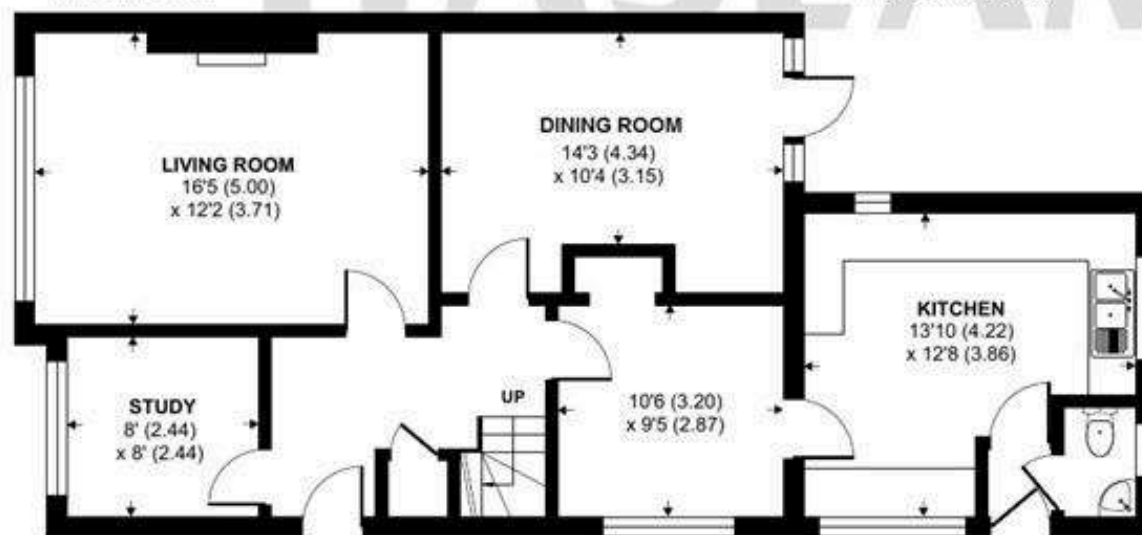
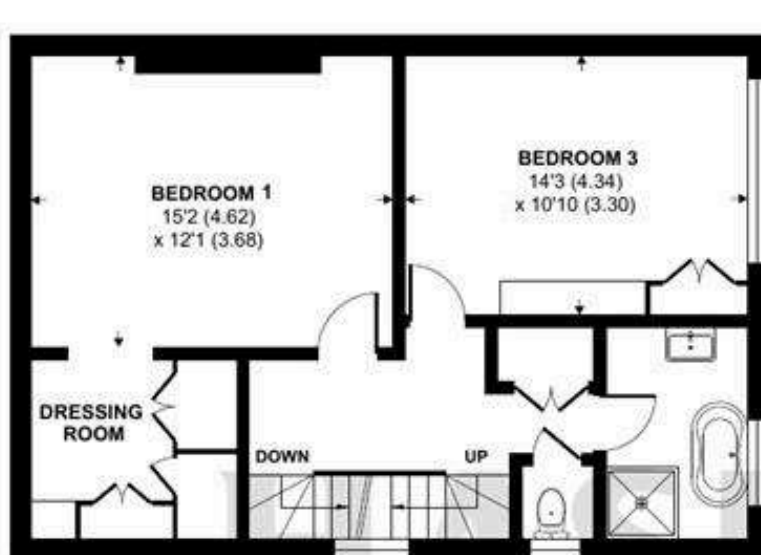






Private walled garden





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.

**HASLAMs**  
Sales



## ADDITIONAL INFORMATION:

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### 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"

### Services:

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

### Broadband Connection:

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.





# AREA GUIDE READING

## Transport

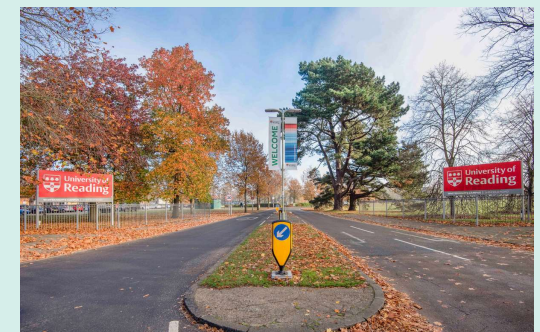
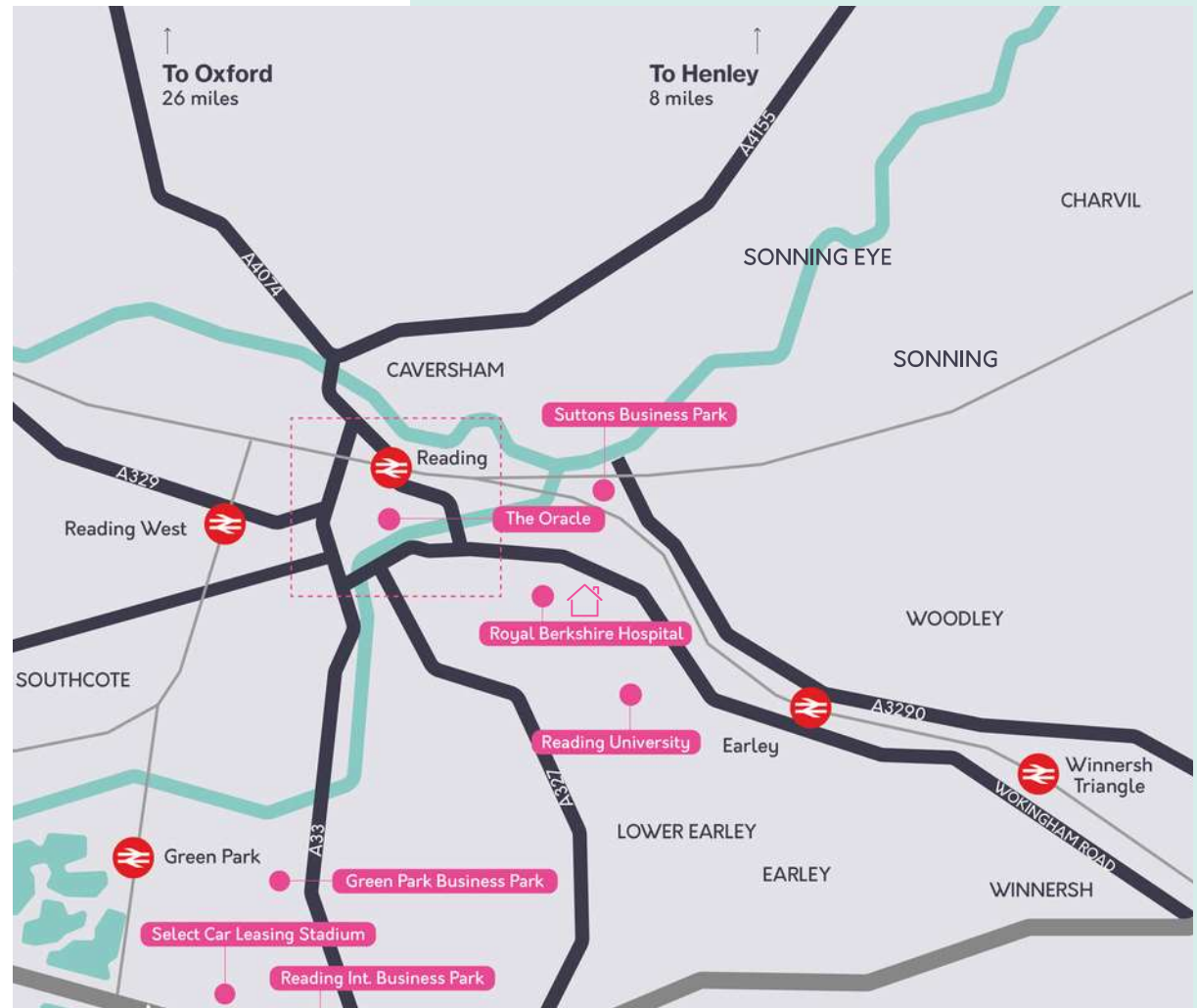
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

## Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, St Joseph's, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crossfields.

## Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.





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