

**HASLAM'S**  
.net



34, Richmond Road, Reading, RG4 7PR

£650,000



This well-presented detached bungalow enjoys a prime residential address within Caversham Heights, close to The Heights primary school. This well-presented home is within walking distance of Albert Road park with tennis courts and Caversham Croquet and Bowling club. The property further benefits from a modern fitted kitchen-breakfast room and a 20' lounge-diner and engineered oak flooring throughout and also offers the potential for extension, subject to planing. There are 2 double bedrooms, one with doors opening to the private south easterly facing garden and there is a modern bathroom suite. Conveniently positioned for local amenities as well as the shops and restaurants of central Caversham with good local bus routes and is within convenient reach of the central Reading with its mainline station.



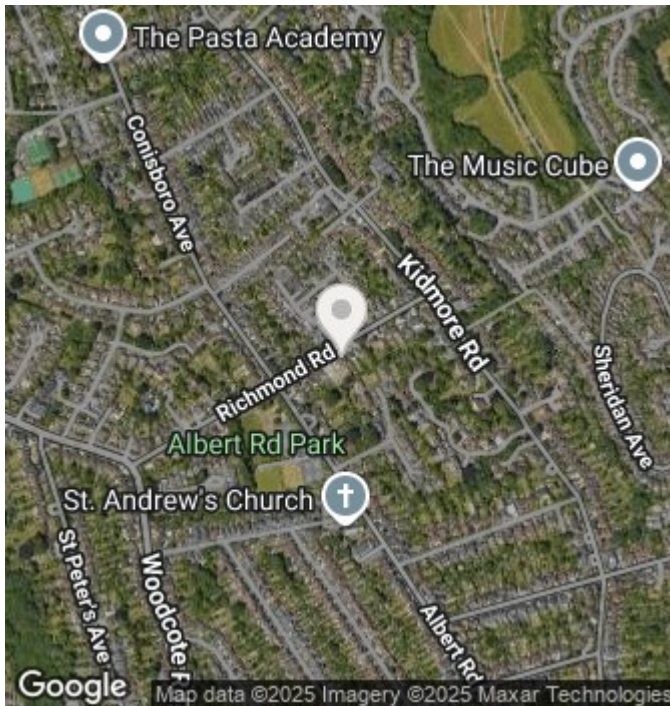




- 2 Bedrooms
- Living/Dining Room with feature fireplace
- Kitchen-breakfast room
- Conservatory; 3 pc Bathroom suite with shower
- Private established garden
- Driveway parking & single garage



Council tax band E  
Council- Reading







Additional information:

Parking

The property has driveway parking for multiple vehicles leading to a single 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”

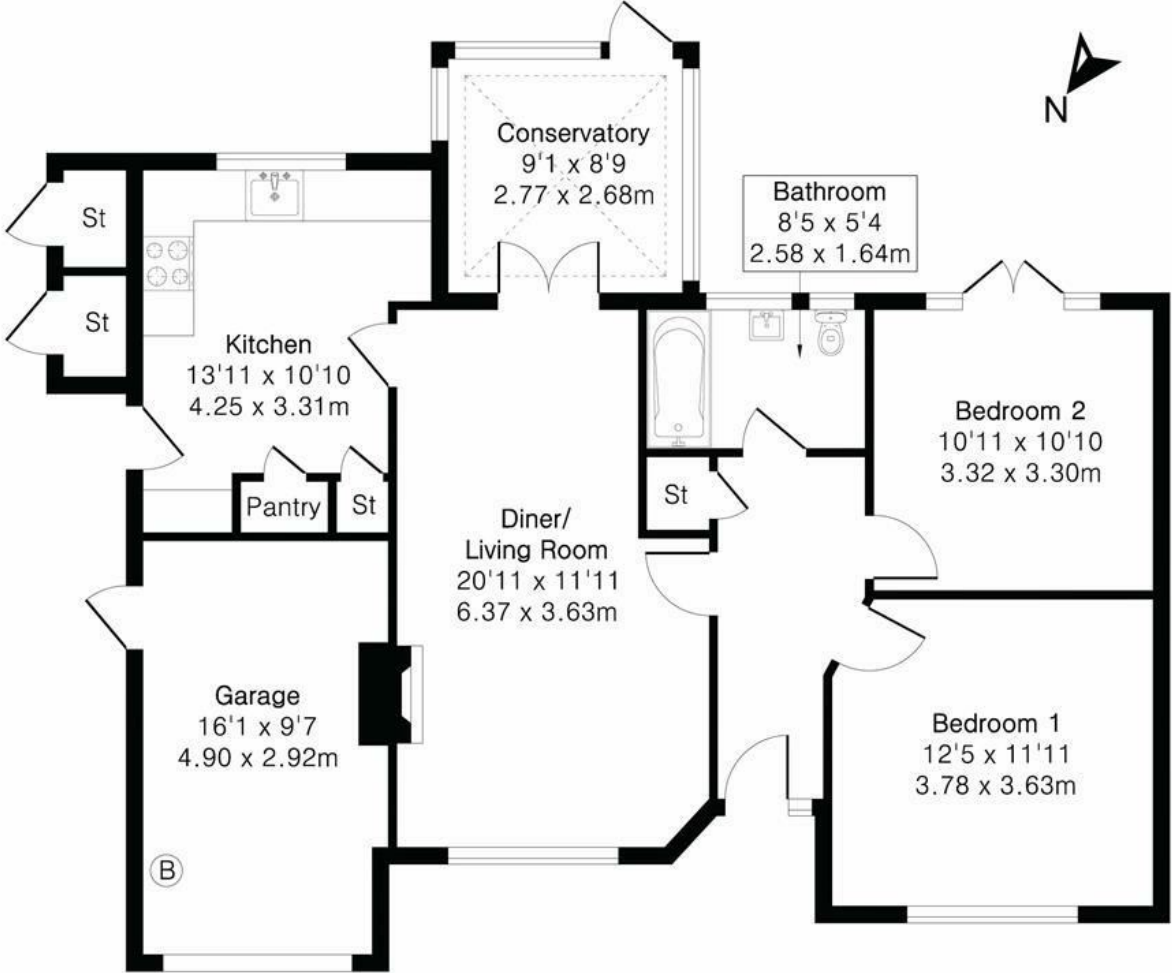
Garden

The lawned garden enjoys a high-degree of privacy and enjoys a south-easterly aspect.





Approximate Gross Internal Area 1045 sq ft - 97 sq m  
(Including Garage)



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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 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.