

**HASLAM'S**  
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32, Waverley Road, Reading, RG30 2PX

£560,000



This period property is situated on a desirable road conveniently positioned to provide easy access to Reading town centre, Prospect Park, and public transport links.

It has been recently refurbished to a high standard to accentuate its character whilst providing modern accommodation throughout. With many benefits, including underfloor heating, decorative floor tiles, and window shutters.

The house comprises open-plan living space with a feature fireplace, tiled cloakroom, refitted kitchen breakfast room, and a utility with storage. On the first floor there are 3 sizeable bedrooms, a family bathroom, and a staircase to a further bedroom. The garden is westerly-facing with a patio leading to a lawn and is in excess of 60 ft. There is the added benefit of off-road parking to the rear, which is accessed via Windrush Way.



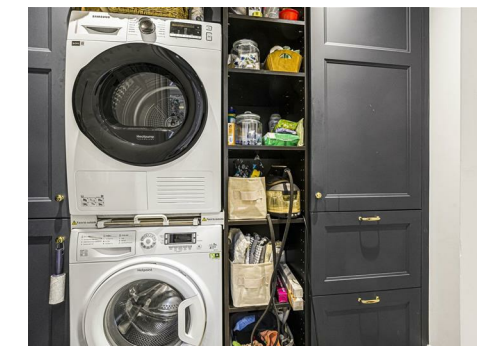
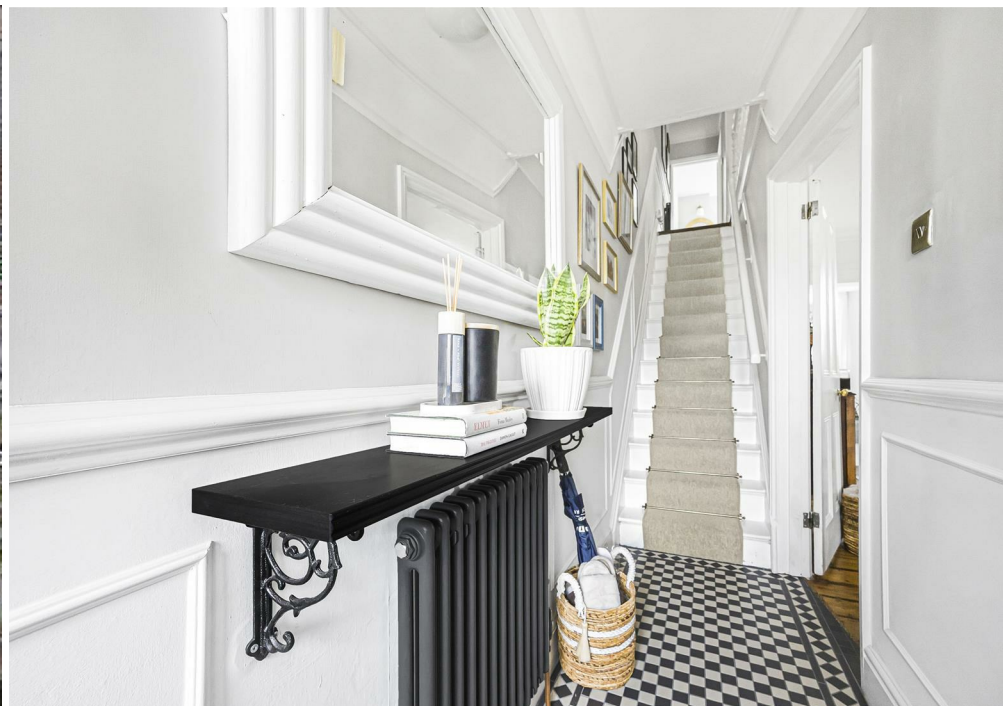
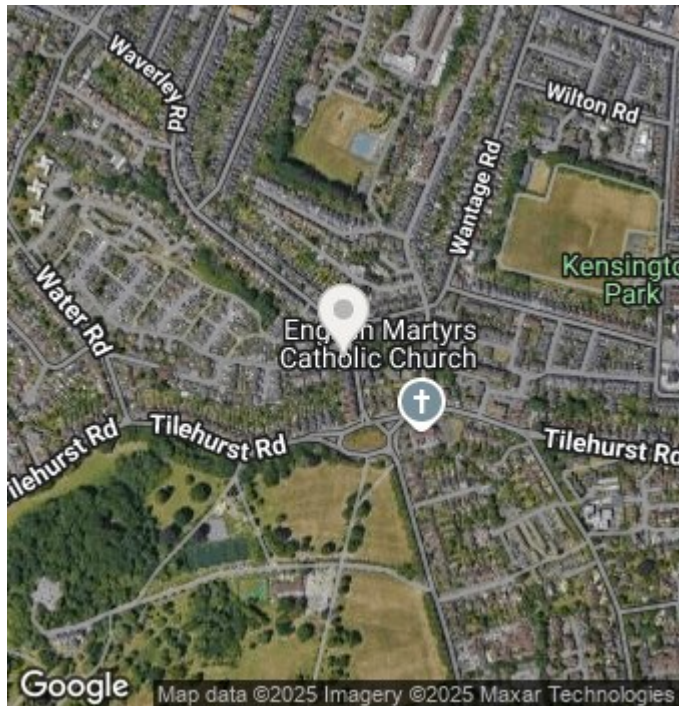




- Extended semi detached
- Beautifully presented throughout
- Period features
- 4 bedrooms
- Off road parking to rear
- Easy access to town centre
- Electrical sockets in the garden shed at the back and electrical supply to the parking area



Council tax band D  
Council- Reading







#### Additional information:

Parking

The property has off-road parking to the rear

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

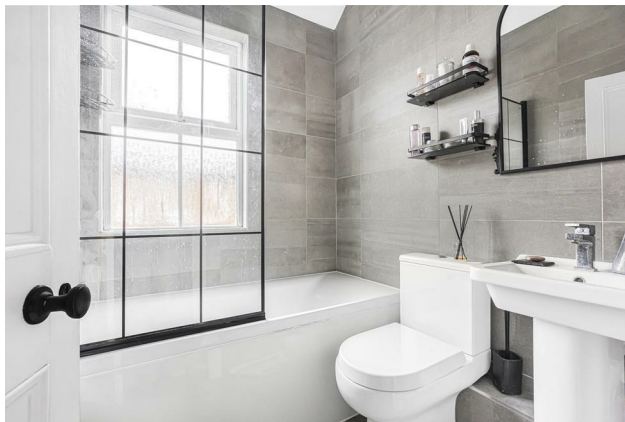
Heating – Gas central heating

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"

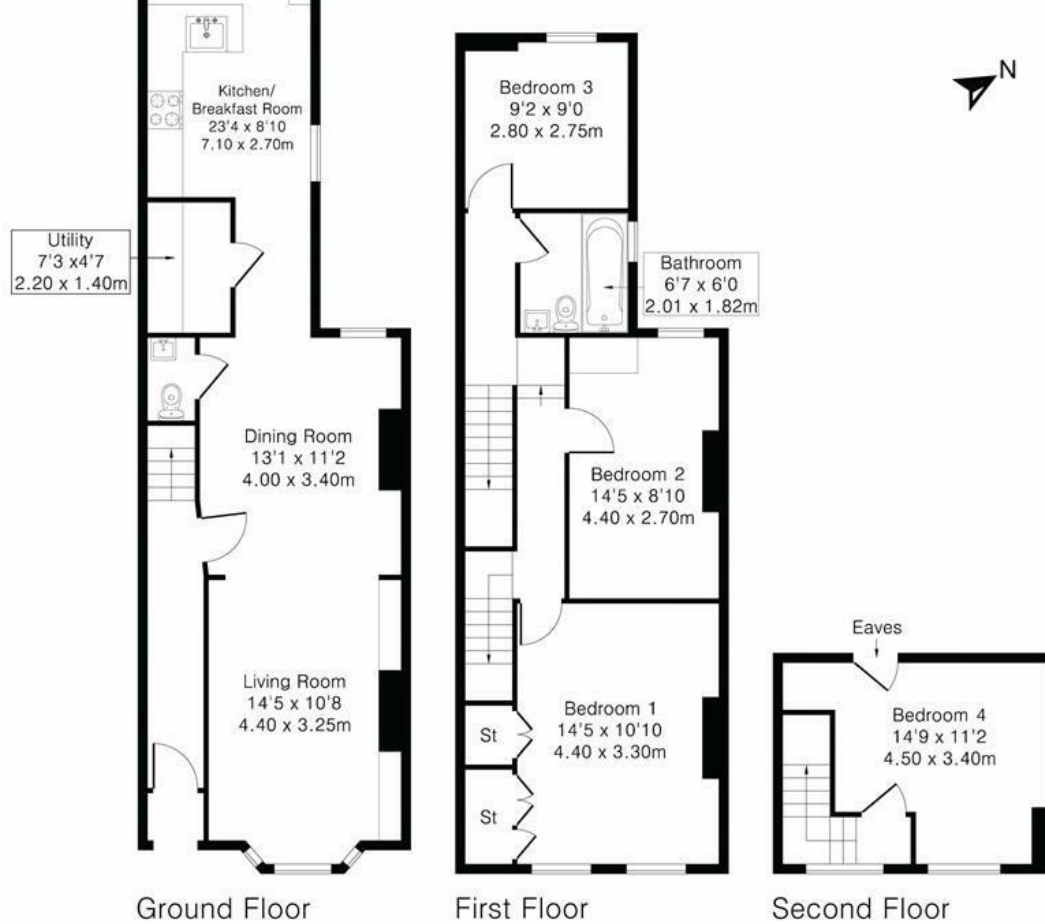


## Approximate Gross Internal Area 1315 sq ft - 122 sq m

Ground Floor Area 593 sq ft – 55 sq m

First Floor Area 557 sq ft – 52 sq m

Second Floor Area 165 sq ft – 15 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>		<b>86</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>		<b>61</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.