



This beautifully presented period property is well proportioned and has been modernised throughout, comprising a bay fronted lounge with shutters and a feature fireplace, a side aspect dining room, and an open plan kitchen breakfast room with side and rear access. On the first floor, there are 3 generous bedrooms, a family bathroom with 4-piece suite, and a staircase to the principal bedroom which boasts a Juliet balcony and an ensuite shower room. To the rear is a privately enclosed garden which has been landscaped with a lawn leading to a patio.

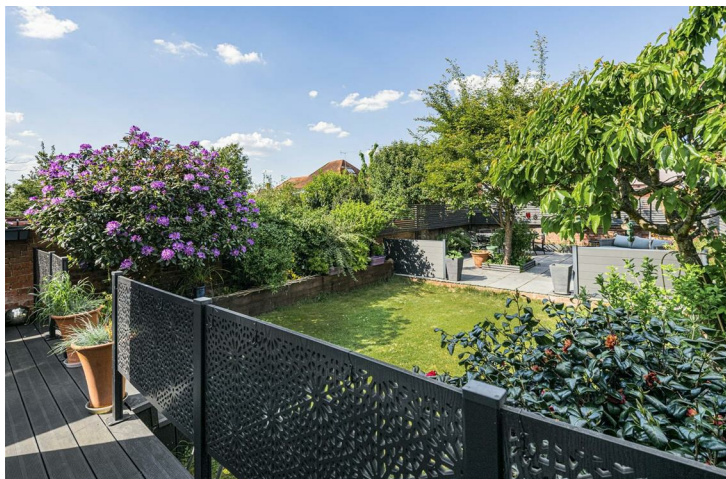
This property is situated on a popular road west of Reading town centre, providing easy access to landmarks such as Reading West station, Prospect Park, and Reading retail park. Local amenities include public transport links to the town centre, several schools, and a variety of local shops.

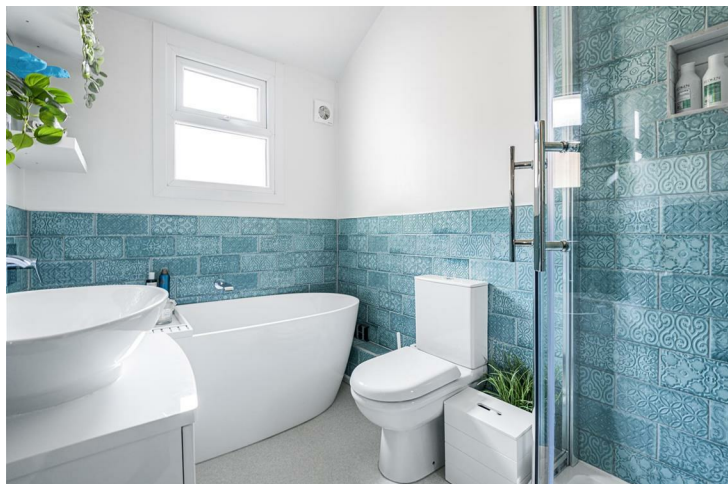
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Modernised period home
- Tastefully extended
- 4 Bedrooms
- Ensuite Shower room
- Stylish 4 piece bathroom suite
- Open plan kitchen breakfast room
- Landscaped garden with patio area





Council tax band D

Council- Reading

Additional information:

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"

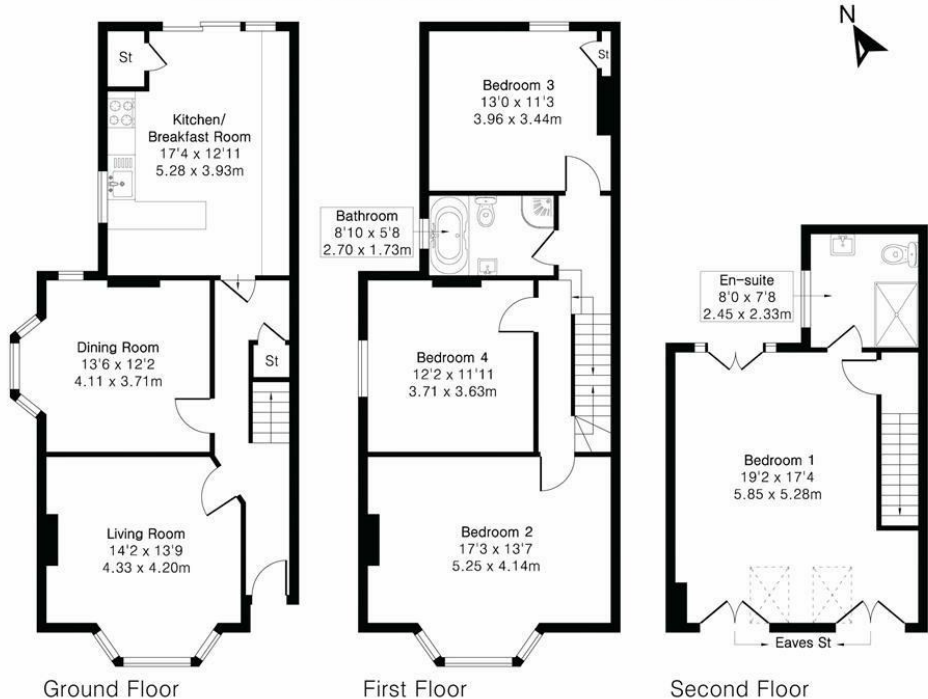
Floorplan

Approximate Gross Internal Area 1724 sq ft - 161 sq m

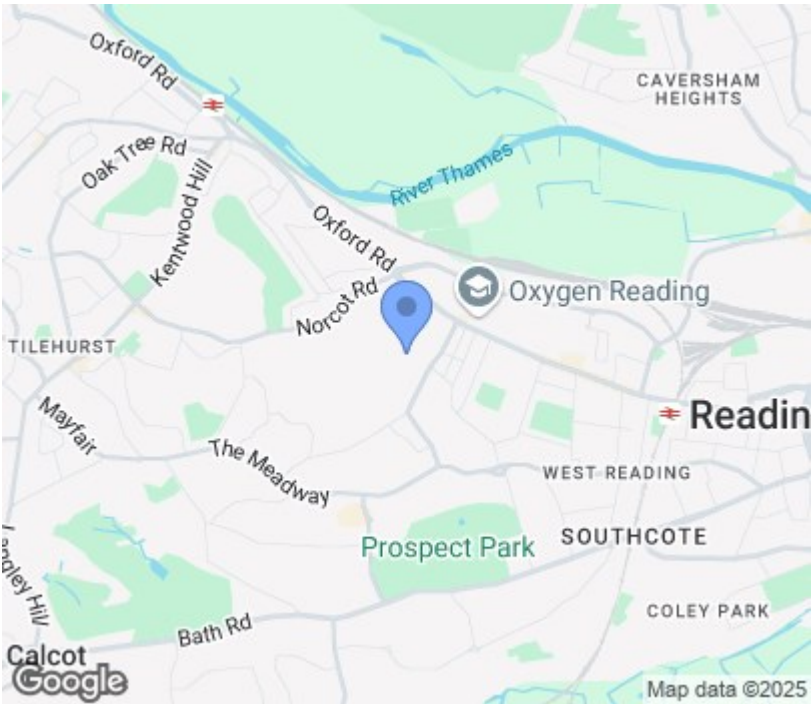
Ground Floor Area 666 sq ft – 62 sq m

First Floor Area 663 sq ft – 62 sq m

Second Floor Area 395 sq ft – 37 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.



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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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.