



Haslams. Situated to the west of the town centre in the sought-after Castle Hill Conservation Area, this attractive townhouse offers convenient access to a wide range of local amenities, including Reading West station with Elizabeth Line services, The Oracle shopping centre, and a variety of high street restaurants and cafés.

Arranged over three floors, the property features two spacious double bedrooms, including a principal bedroom with an ensuite shower room. The well-proportioned living room, kitchen/dining room—complete with a separate utility area—offers a practical and sociable hub of the home. Additional accommodation includes a modern family bathroom, a cloakroom, and a dedicated study, ideal for those working from home.

Externally, the property benefits from off-road parking to the front, and to the rear is a private, low-maintenance garden with a decked area—perfect for entertaining

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

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- Central location
- 2 double bedrooms
- Re fitted ensuite shower room
- Study
- Cloakroom
- Off road parking







Council tax band D

Council- Reading

Additional information:

Parking

The property has a driveway to front.

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 property (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”

The property is in a conservation area

Floorplan

Approximate Gross Internal Area 813 sq ft - 75 sq m

Ground Floor Area 316 sq ft – 29 sq m

First Floor Area 181 sq ft – 17 sq m

Second Floor Area 316 sq ft – 29 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 practice. 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.



HASLAM'S Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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.