



Positioned on a popular tree-lined road close to Reading University, this heavily extended bay-fronted semi-detached home is offered for sale with no onward chain complications.

Ideally located for access to Reading town centre, excellent public transport links, and several highly regarded schools including Leighton Park and Crossfields, this property provides generous and versatile accommodation throughout.

The spacious layout includes five double bedrooms, two bathrooms, three reception rooms, a 21ft kitchen, cloakroom, and a garage.

To the rear, the property boasts a privately enclosed garden, mainly laid to lawn, offering scope for further development (subject to planning permission).

The front of the home features off-road parking for multiple vehicles.

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

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- Reading University area
- No onward chain
- Heavily extended semi detached
- 5 Double bedrooms
- 3 Reception rooms
- 2 Refitted bathrooms
- 21ft Kitchen
- Garage & off road parking





Council tax band D

Council- RBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached double 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):

Standard – ADSL/copper wire

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 1740 sq ft - 162 sq m
(Including Garage)

Ground Floor Area 781 sq ft – 73 sq m
First Floor Area 840 sq ft – 78 sq m
Garage Area 119 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		

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