



Bespoke
ESTATE AGENTS

97 Hartland Road, Reading
Guide Price £400,000



97 Hartland Road

Reading, Reading

Convenient 3-bed semi-detached house in South Reading with modern interiors, potential for extension, gas heating. Private rear garden, off-road parking, shed, summer house. Ideal family home with seamless ownership transition.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedrooms & First Floor Bathroom
- Ground Floor Cloakroom
- 14'10 Dual Aspect Living Room
- 15'6 Dual Aspect Kitchen Breakfast Room
- Ample Off Road Parking
- Good Size Private Rear Garden
- Potential To Extend STPP
- Gas Central Heating
- Convenient South Reading Location

Entrance Hall

Access via replacement front door, stairs to first floor, doors to Living room, Kitchen and ground floor cloakroom. Window to front.

Living Room

14' 1" x 11' 2" (4.30m x 3.40m)

Dual aspect with windows to front and rear, feature fire place, radiator.

Kitchen Breakfast Room

15' 9" x 8' 6" (4.80m x 2.60m)

Dual aspect with window to rear and door to garden, further window to side. Kitchen area is fitted with a range of eye and base level units, work tops over with inset sink. Built in oven and hob, space and plumbing for domestic appliances. Breakfast area has ample room for dining table and chairs, cupboard housing gas fired boiler for central heating, radiator, window to side.

Cloakroom

Side aspect, A fitted white suite with hand basin, W.C. towel rail, window to side, part tiled walls.

First floor landing

Doors to bedrooms and bathroom, built in storage cupboard, window to front.

Bedroom One

14' 1" x 10' 2" (4.30m x 3.10m)

Dual aspect window to front and rear, radiator.

Bedroom Two

9' 2" x 7' 3" (2.80m x 2.20m)

Side aspect

Bedroom Three

7' 10" x 7' 3" (2.40m x 2.20m)

Rear aspect overlooking garden, radiator.





Bathroom

Front aspect. A fitted white suite with enclosed bath, mixer taps and shower attachment over, W.C. hand basin, part tiled walls.

Front Garden

An enclosed garden with driveway providing off road parking, path to front door, remainder is lawn, with various shrubs.

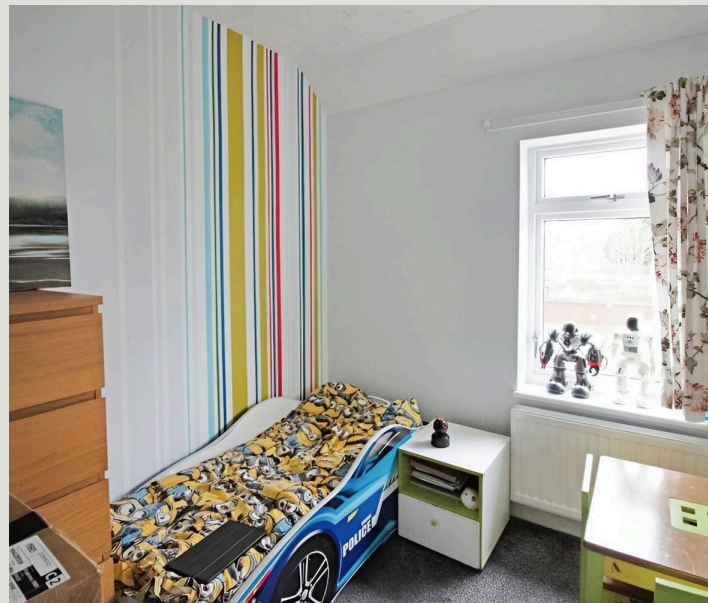
Garden

An enclosed garden with patio area, remainder is mainly lawn with shrubs, timber garden shed and summer house. Path extending full length and granting side pedestrian access.

DRIVEWAY

2 Parking Spaces

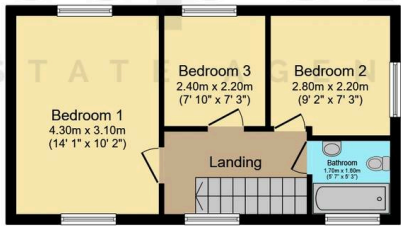
Driveway providing off road parking.





Ground Floor

Floor area 34.8 m² (375 sq.ft.)



First Floor

Floor area 34.8 m² (375 sq.ft.)

TOTAL: 69.7 m² (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io