Property ref: 159392

Sweet Briar Drive, Reading, RG31 7AD

£1,200 PCM



This unique one bedroom maisonette is well positioned by Junction 12 of the M4 and is just a short drive to Theale train station, which provides direct train services to London Paddington. The property is also well located for local bus services and Linear Park is quite literally on your doorstep where you will find miles of greenery and canal walks. It further benefits from a huge patio to the rear of the property and two allocated off road parking spaces.
West Berkshire Council tax band B.
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

- One bedroom ground floor maisonette
- Huge private rear patio; Fitted kitchen with appliances
- Two allocated parking spaces
- Electric heating; Modern bathroom
- Furnished; EPC rating D
- Managed by HASLAMS

Available 14/12/2026

*Fees For Assured Periodic Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.haslams.net
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

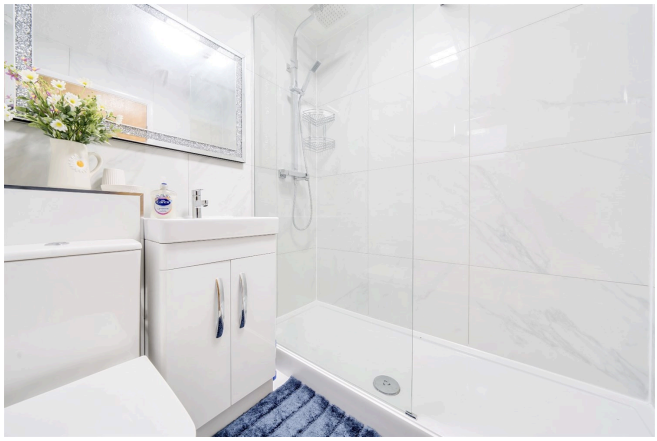
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lettings@haslams.net www.haslams.net

Haslams Estate Agents Ltd, 159 Friar Street,Reading, Berkshire, RG1 1HE







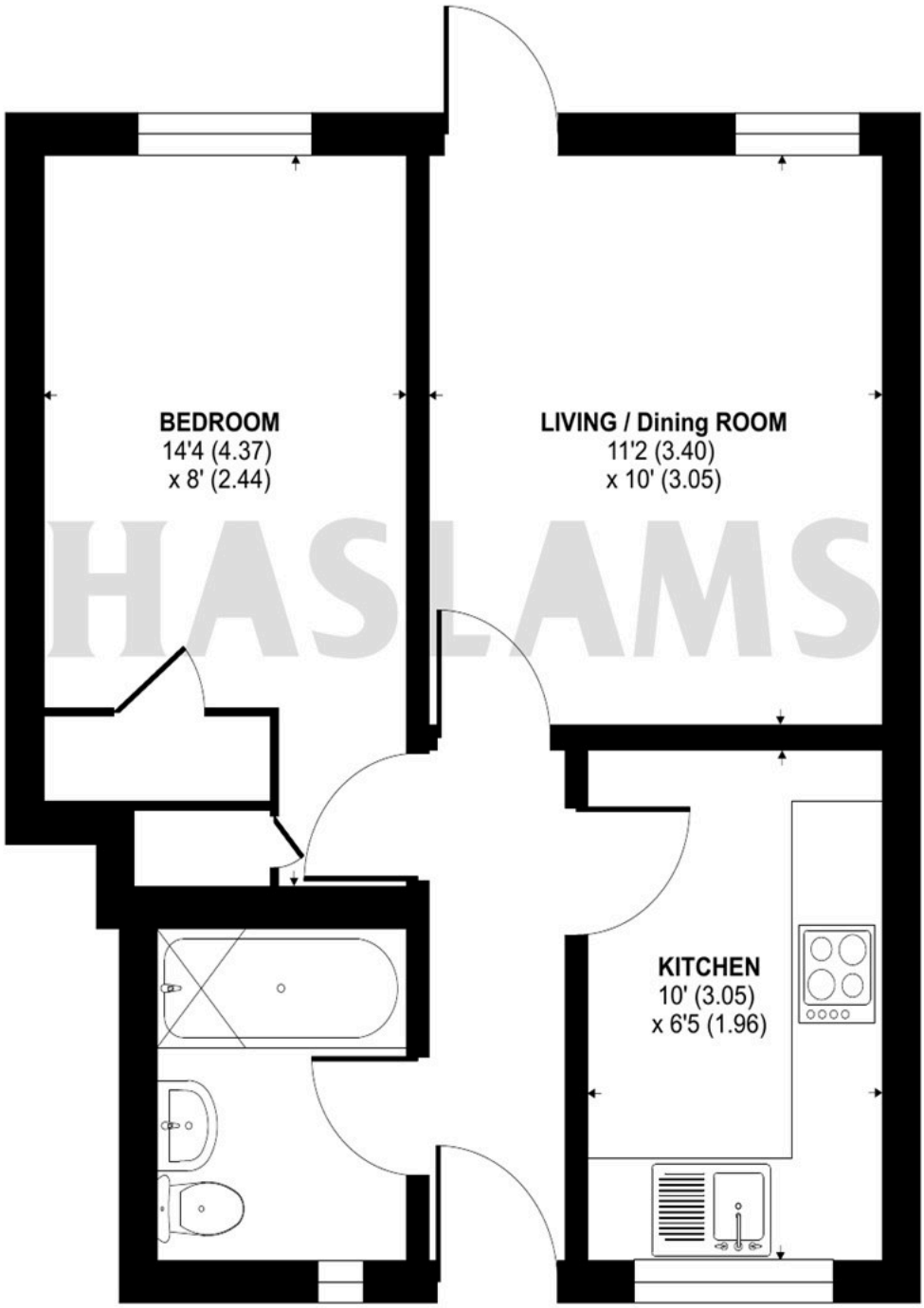


CALCOT PARK
GOLF CLUB

Sweet Briar Drive, Calcot, Reading, RG31

Approximate Area = 379 sq ft / 35.2 sq m

For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Haslams. REF: 1079295