

Hamilton Road,
Reading, RG1 5RD

£769,950

Property ref: 83520

Buying? It has to be...

HASLAM'S



This delightful three-storey bay fronted Victorian home is located in a prime University address and has been sympathetically improved and updated whilst retaining period features and enjoys a south-westerly aspect private garden. With fireplaces to most rooms, exposed floorboards and an original range in the breakfast room the property will appeal to purchasers seeking a lovely period home with excellent transport links and within walking distance of the town centre, good state and independent schools, hospital and University campus. The generous living accommodation is set out over three floors and incorporates three reception rooms alongside a modern fitted kitchen with a useful cellar while the upper floors incorporate five bedrooms, bathroom and separate shower room.

- Five bedrooms
- Sitting room with fireplace
- Dining room with French doors to garden
- Breakfast room with period range; EPC rating: D
- Fitted kitchen with granite work surfaces
- Established south-westerly aspect garden

Sitting Room

5.03m (16'6") x 3.78m (12'5")

Family Room

4.22m (13'10") x 3.61m (11'10")

Dining Room

3.96m (13'0") x 3.63m (11'11")

Kitchen

4.19m (13'9") x 2.64m (8'8")

Cellar

2.69m (8'10") x 2.41m (7'11")

Bedroom One

5m (16'5") x 3.2m (10'6")

Bedroom Two

4.27m (14'0") x 3.58m (11'9")

Bedroom Three

3.51m (11'6") x 2.03m (6'8")

Bedroom Four

4.17m (13'8") x 3.2m (10'6")

Bedroom Five

3.63m (11'11") x 3.1m (10'2")

Outside

A particular feature of the house is the mature south-westerly facing garden with a brick edged paved patio and pathway flanked by shrub beds with a water feature and lawned garden. The pathway leads to a further patio area with a mature fruit tree and storage shed.

Parking

At the front of the property is driveway parking for two vehicles.

Agents Note

Resident parking restrictions are in operation in the University area and the residents of Hamilton Road are currently involved in a consultancy process in conjunction with Reading Borough Council to introduce a residents' permit scheme. For further information interested parties should contact Reading Borough Council on 0118 937 3787.

General Note

Local Authority: Reading Borough Council

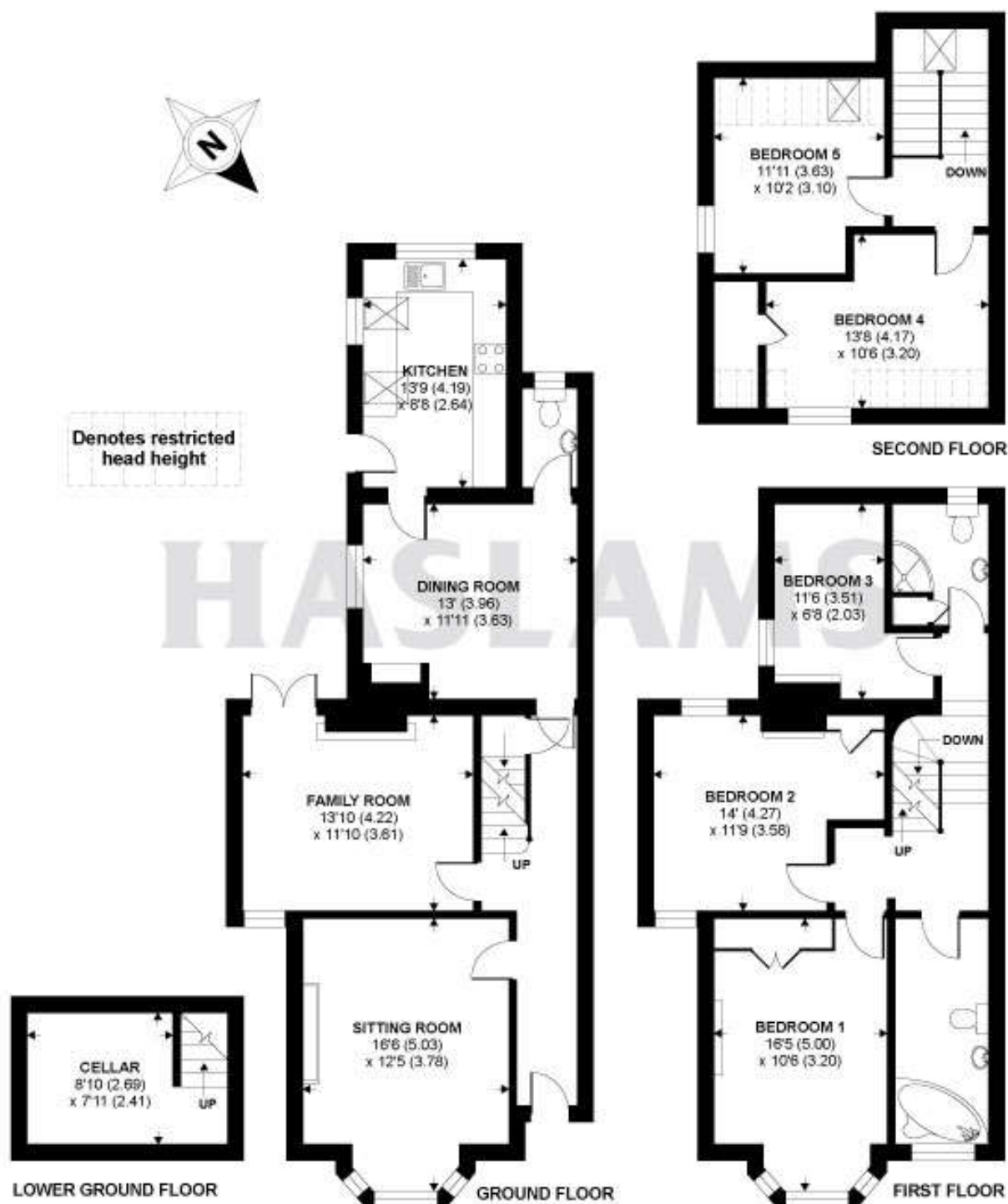
Council Tax Band: F





Hamilton Road, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 1856 SQ FT 172.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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