



**PERFECT PILLARS**  
Supporting You



## 46 New Hampshire Street, Reading, RG2 6AJ

£520,000

- Modern Three-Storey Townhouse
- Seperate Garage
- Excellent Commuter Links to M4 & London Paddington
- Four Well-Proportioned Bedrooms
- Principal Bedroom with En-Suite Shower Room
- Sought-After Green Park Village Location
- Spacious Open-Plan Kitchen/Dining/Family Room
- Private Rear Garden

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

[info@perfectpillars.co.uk](mailto:info@perfectpillars.co.uk)  
<https://www.perfectpillars.co.uk/>



## Directions

## Viewings

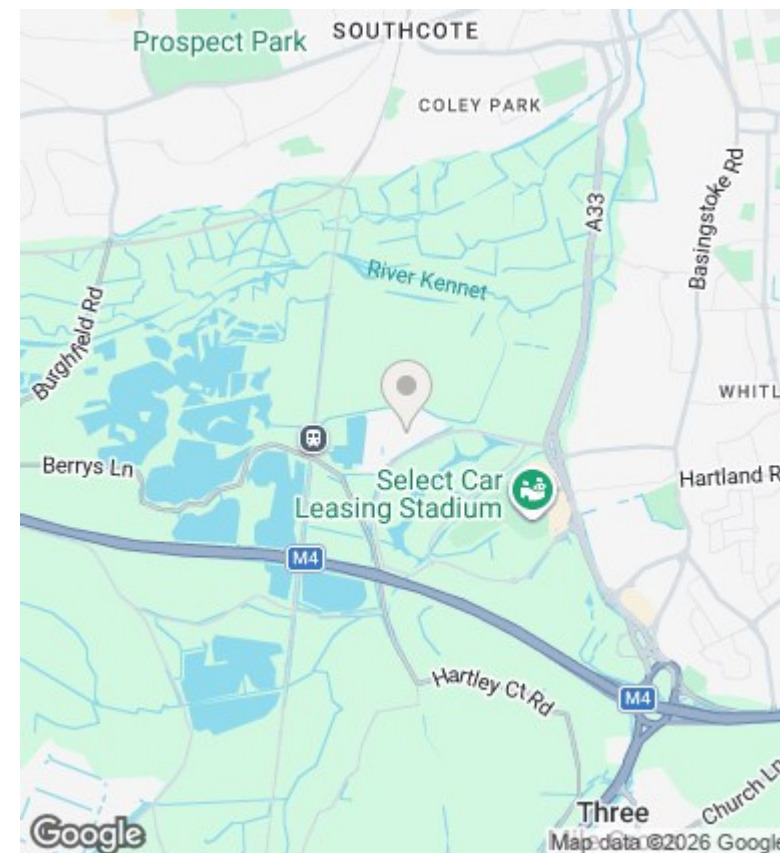
Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |