

22, College Road, Reading, RG6 1QB

£710,000

Located in one of Reading's most sought-after residential settings within the highly regarded University area, this attractive Edwardian semi-detached home offers versatile accommodation arranged over three floors. Positioned just moments from Palmer Park, the property blends character features with contemporary family living. The heart of the home is a well-appointed open-plan kitchen/dining/family space, thoughtfully designed for modern lifestyles, with bi-fold doors opening onto a patio terrace, perfect for indoor-outdoor entertaining. To the front, a formal living room showcases a charming period fireplace, while an additional reception room with adjoining shower room provides excellent flexibility, ideal as a family room or guest suite if required. The property retains a number of original fireplaces adding character throughout. Outside, there is a part-walled private garden along with the valuable benefit of off-road parking. The location is exceptionally convenient, offering easy access to Reading town centre and its mainline station, Earley station and the A329M. Business parks, local amenities and a wide choice of highly regarded independent and state schools are all within close proximity. Offered to the market with no onward chain, this is a rare opportunity to secure a substantial period home in a prime University area address.









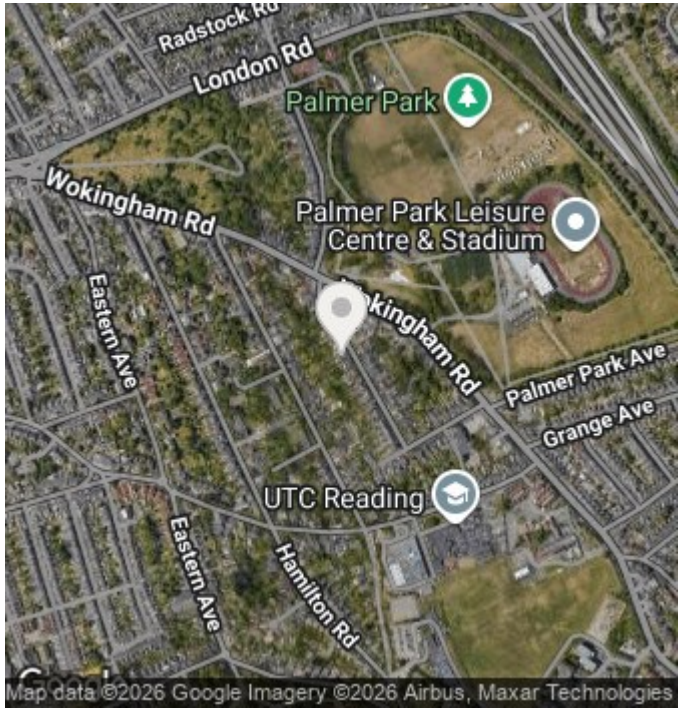






- 4 Bedrooms
- 23'11 x 23' Open-plan kitchen,dining, living room with bifold doors to garden
- 2 further reception rooms, one with an adjoining shower room (potential 5th bedroom if required)
- Utility room; Part-walled garden
- Excellent transport links; Close to Palmer Park, hospital and University campus
- No onward chain

Council tax band F
Council- RBC











Additional information:
Parking
The property has a driveway parking for one vehicle and there is on-street parking that requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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”

Garden
The rear garden incorporates a paved patio terrace with side pedestrian gate access to the front of the house. The part-walled garden is lawned with a paved pathway and interspersed by a number of mature apple trees.





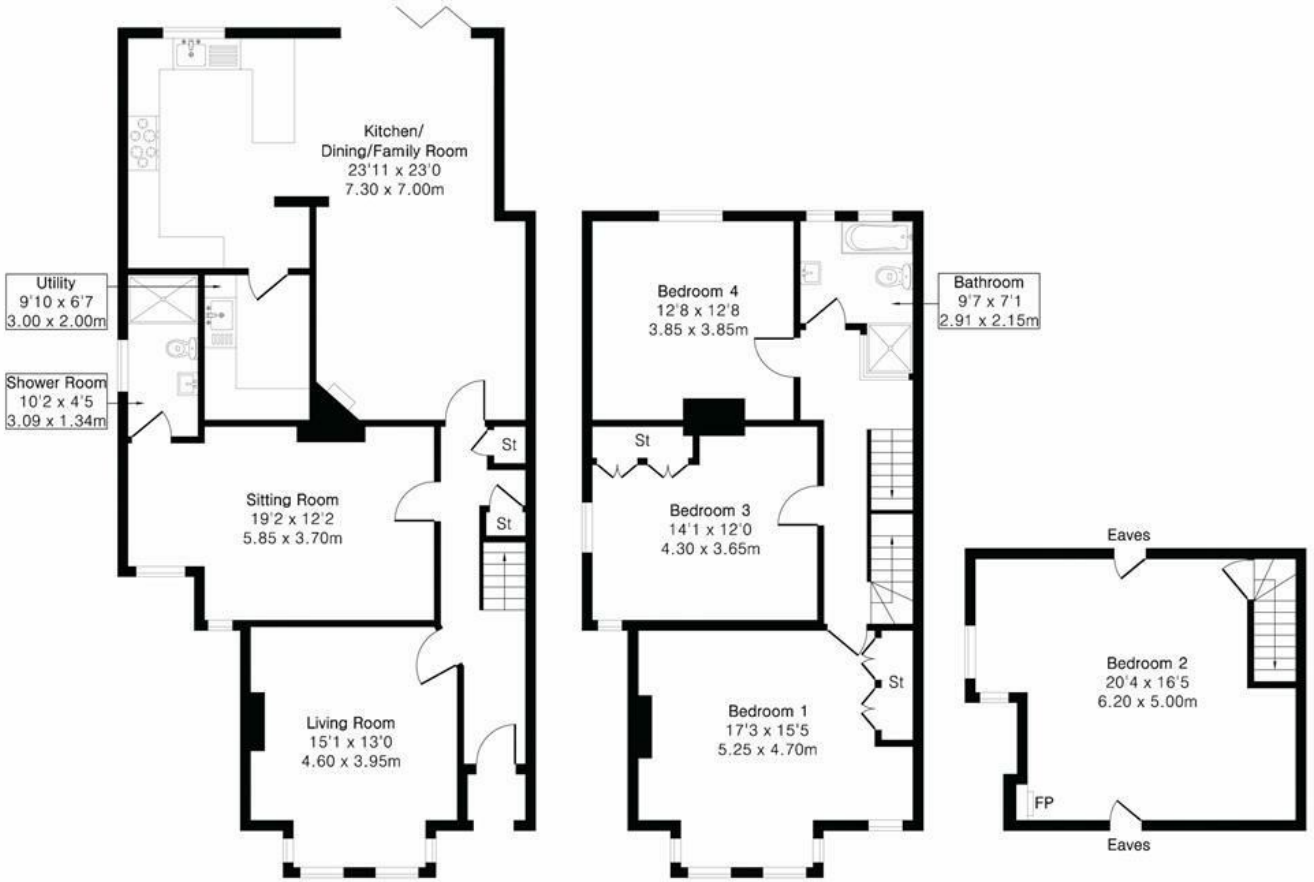


Approximate Gross Internal Area 2161 sq ft - 200 sq m

Ground Floor Area 1112 sq ft – 103 sq m

First Floor Area 745 sq ft – 69 sq m

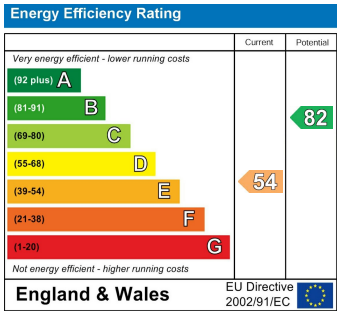
Second Floor Area 304 sq ft – 28 sq m



PINK PLAN

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.

HASLAMS Sales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves
by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.