



A well-proportioned four-bedroom home offered to the market with no onward chain, ideally situated in West Reading with convenient access to the town centre, local shops, and the mainline station.

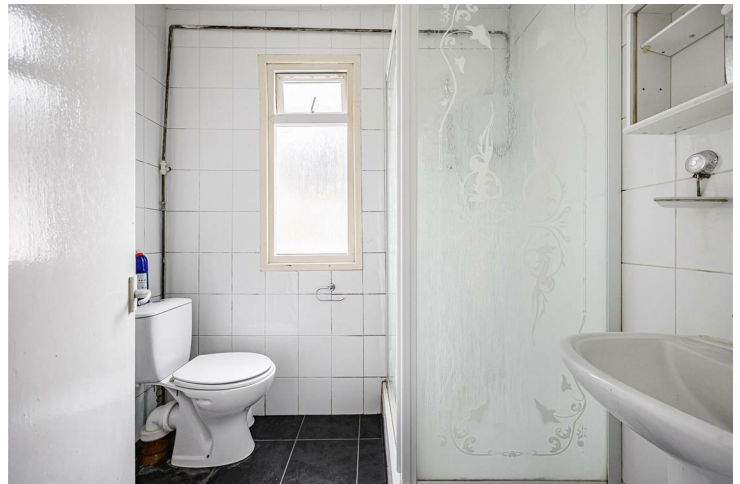
The property provides generous living accommodation across three floors. The ground floor features a spacious living room, separate dining room, a well-sized kitchen, and a shower room. The first and second floors offer four good-sized bedrooms, providing flexible space for families, home working, or guests. The home is further complemented by a family bathroom on the upper floor in addition to the ground floor shower room. Externally, the property benefits from an outbuilding/studio, ideal for use as a home office, gym, or creative space. Overall, this is a fantastic opportunity to acquire a versatile and conveniently located home with excellent transport links and amenities nearby.

Interested? Please contact our sales team to find out more, or to book a viewing.



- No onward chain
- 3 Storey town house
- 4 Bedrooms
- 2 Reception rooms
- Family bathroom and shower room
- Office/ storage to rear





Council tax band C

Council-

Additional information:

Parking

On-street parking 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](http://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)

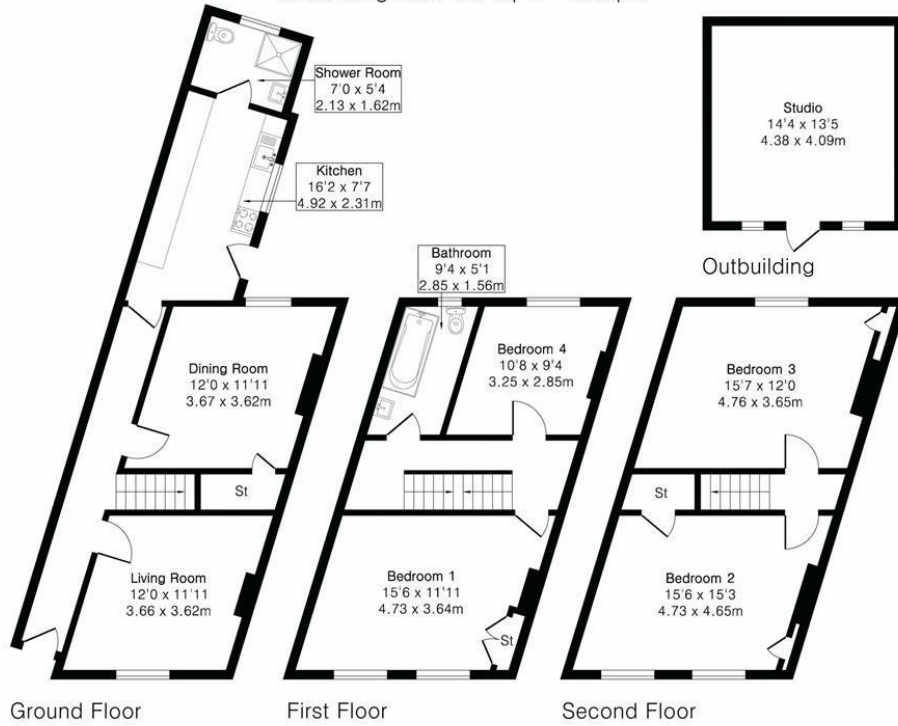
Mobile phone coverage

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"

# Floorplan

## Approximate Gross Internal Area 1408 sq ft - 131 sq m (Excluding Outbuilding)

Ground Floor Area 570 sq ft - 53 sq m  
 First Floor Area 419 sq ft - 39 sq m  
 Second Floor Area 419 sq ft - 39 sq m  
 Outbuilding Area 193 sq ft - 18 sq m



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.



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sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.