HASLAMS Sales

Clifton Street

Reading, RG1 7YE

Guide Price £500,000

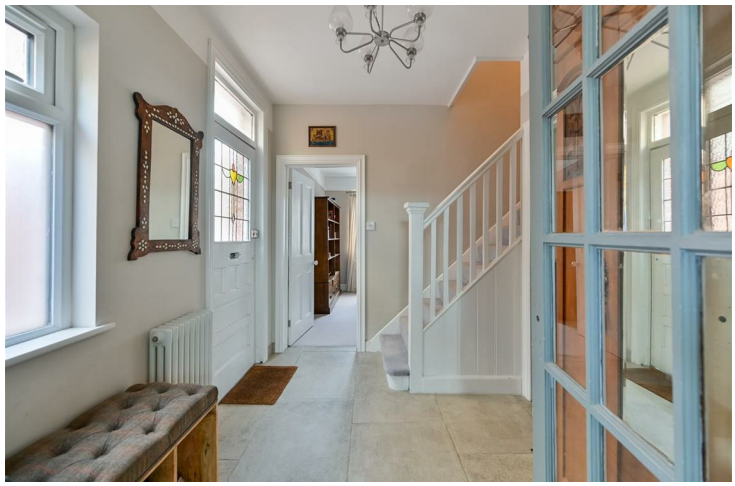
3 2 2 D

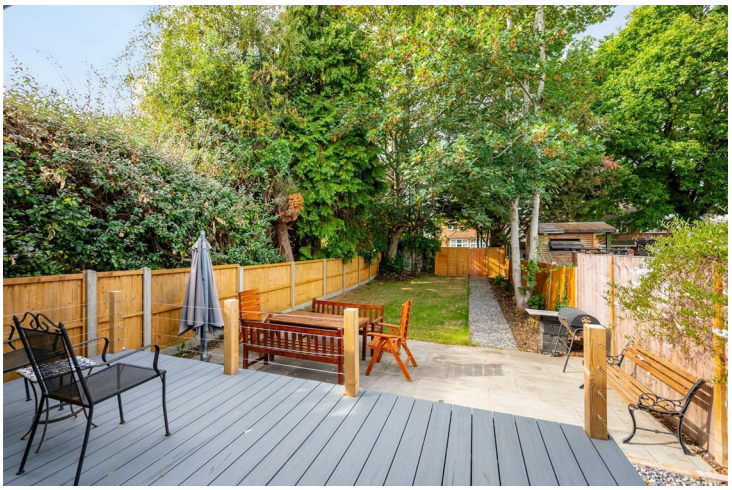
A tastefully extended semi-detached home, ideally situated within the highly regarded Castle Hill Conservation Area, offering easy access to Reading town centre and a range of local amenities. The property has been thoughtfully restored and modernised to a high standard, combining period character with contemporary living, while the roof has also been replaced. At the heart of the home is an impressive open-plan kitchen and dining room, designed as a sociable and practical space with ample storage and generous work surface areas. Bi-fold doors open directly onto a raised decking area and the westerly facing garden, creating a seamless connection between the indoor and outdoor spaces and providing an excellent setting for entertaining and relaxing. Tucked discreetly away from the kitchen is a useful utility area, helping to keep the main living space uncluttered. A welcoming entrance hall provides access to the living room, which features an attractive fireplace, along with the refitted three-piece bathroom. Stairs rise to the first floor, where there are three well-proportioned bedrooms and a separate shower room. A particularly appealing and often sought-after feature of the property is the excellent off-road parking to the rear, complemented by a garage. This is a genuine hidden gem in such a desirable central location and adds considerable practicality to the home. Overall, this is a beautifully presented and thoughtfully improved home, offering generous accommodation, an excellent open-plan living space and rare off-road parking, all within the sought-after Castle Hill Conservation Area.

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

sales@haslams.net
0118 960 1000

- Extended semi detached
- Tastefully renovated throughout
- 3 Bedrooms & 2 bathrooms
- Open plan kitchen breakfast room
- West facing garden with decking
- Off road parking and garage





Council tax band C

Council- RBC

Additional information:
Parking
Off-street parking to the rear and garage

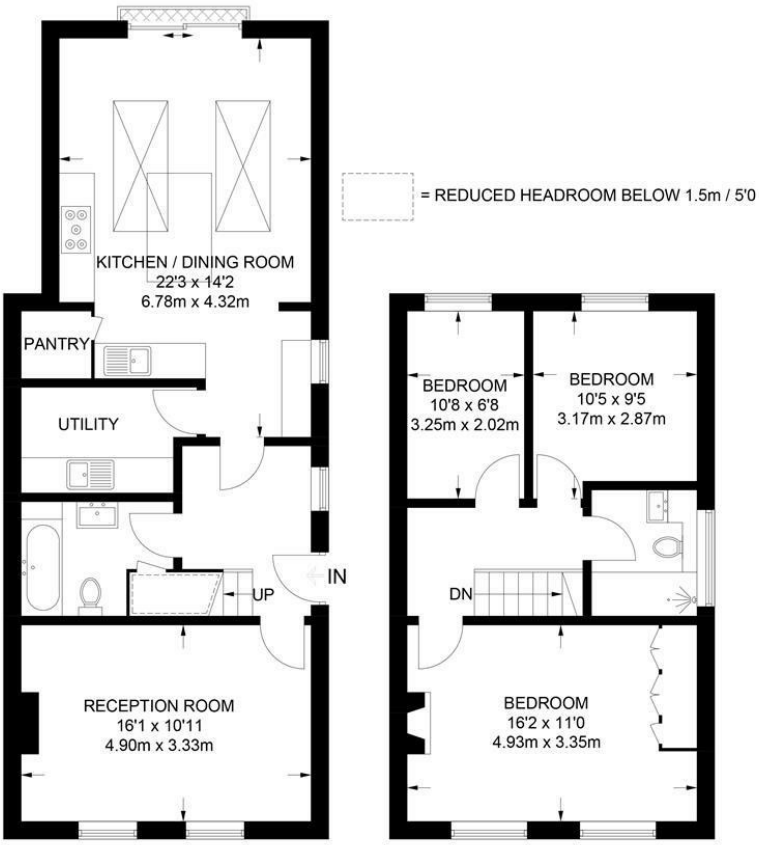
Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

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”

The property is located in a conservation area.

Floorplan



GROUND FLOOR
683 SQ FT / 63.5 SQ M

FIRST FLOOR
464 SQ FT / 43.1 SQ M

APPROXIMATE GROSS INTERNAL AREA
1147 SQ FT / 106.6 SQ M

This plan has been drawn for illustrative and identification purposes only.

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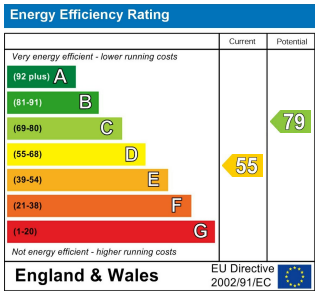

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