



NEW ROAD
READING • RG1 5JD

HASLAM'S
1838
COLLECTION



INTRODUCING

NEW ROAD

READING • RG1 5JD

£775,000

A beautiful Victorian semi-detached home in the desirable University area, ideally placed for highly regarded schools, the Royal Berkshire Hospital and the main campus.

This period home is arranged over three floors and has been thoughtfully upgraded and sympathetically improved to create a stylish yet practical home for modern family living.

The ground floor is anchored around an impressive open-plan kitchen and breakfast room, seamlessly connecting to two interlinked reception rooms.

The living room features engineered oak flooring and a log burner, creating a warm and inviting space ideal for both everyday living and entertaining.

The upper floors provide four well-proportioned bedrooms, served by a contemporary family bathroom complete with a freestanding curved double-ended bath and separate shower enclosure with an additional shower room on the first floor.

Outside, the walled south-facing garden is designed for ease of maintenance and year-round enjoyment, featuring an artificial lawn and a private terrace ideal for alfresco dining.

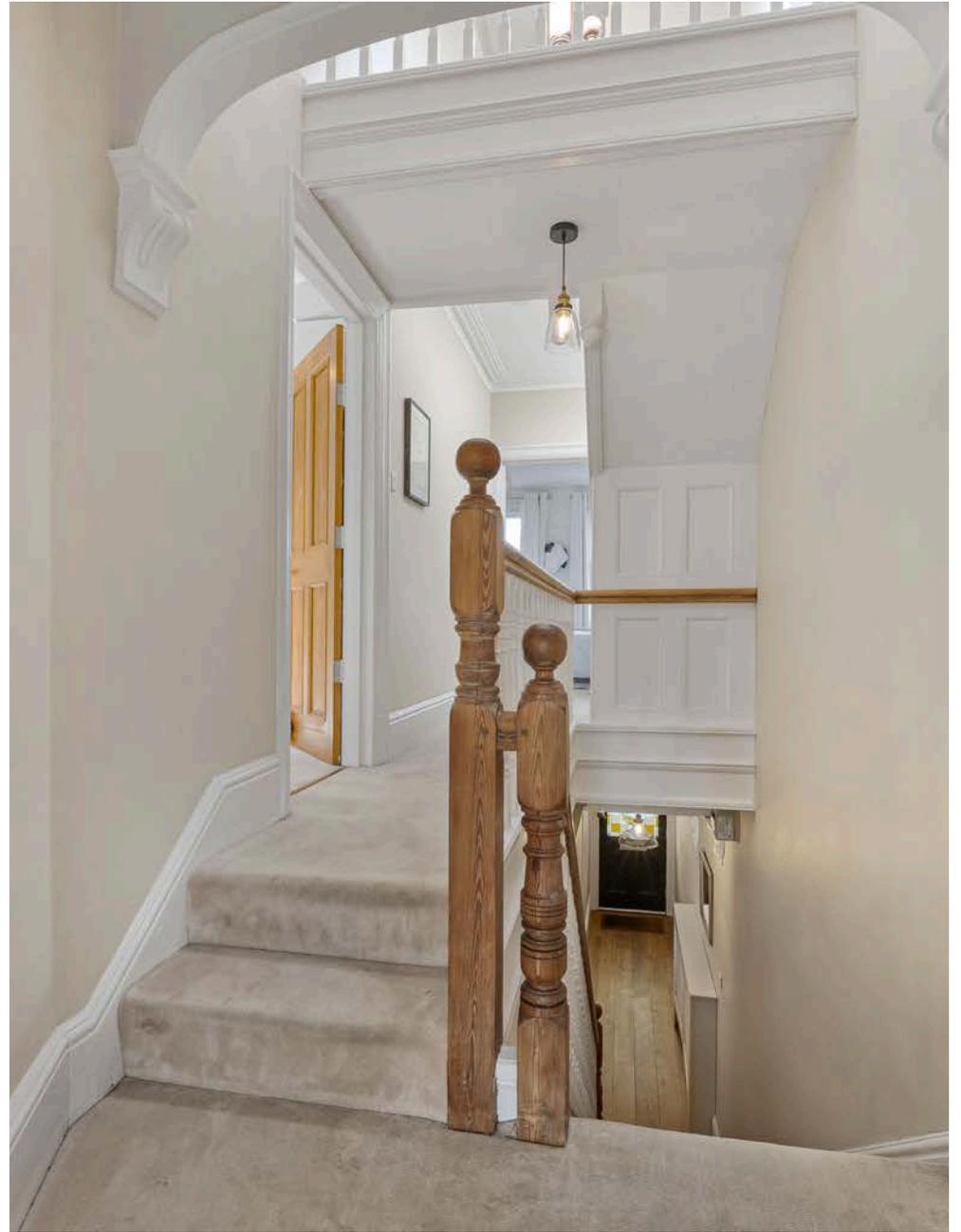
Conveniently located for Reading town centre, the mainline station, and the Oracle shopping centre, the property also offers excellent access to the M4 motorway and nearby business parks. This is an ideal opportunity for purchasers seeking a character home in a prime address.



IN A NUTSHELL

Bedrooms 4 Reception Rooms 2
Bathrooms 2 Utility Room 1









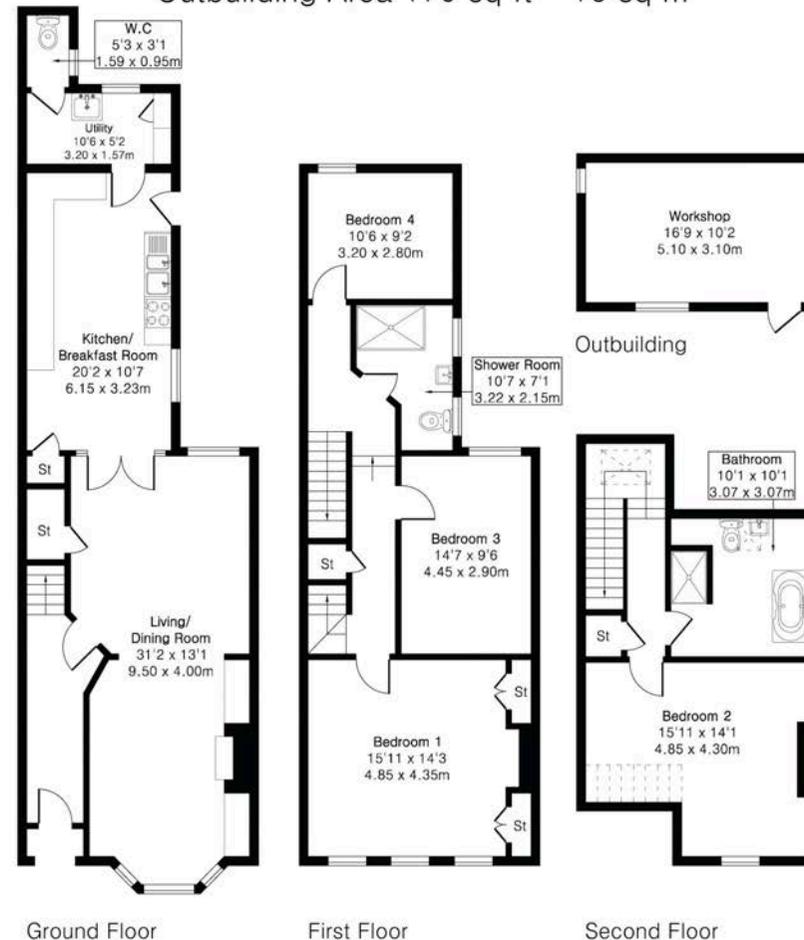
**Approximate Gross Internal Area 2045 sq ft - 190 sq m
(Including Outbuilding)**

Ground Floor Area 775 sq ft – 72 sq m

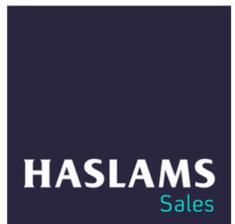
First Floor Area 694 sq ft – 64 sq m

Second Floor Area 406 sq ft – 38 sq m

Outbuilding Area 170 sq ft – 16 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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 "permit charges"

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - gas central heating

Broadband Connection:

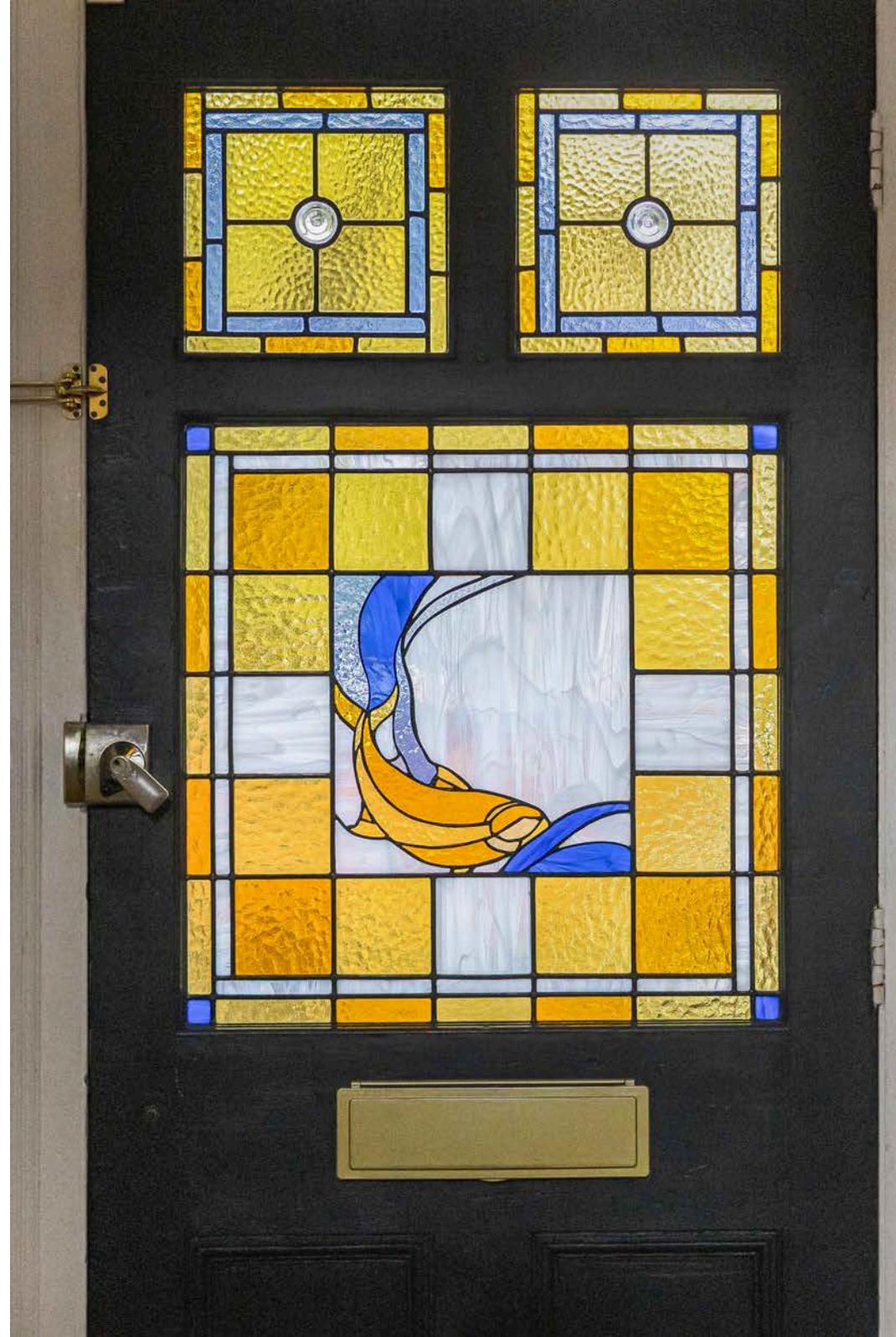
Broadband connection available (information obtained from Ofcom):

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 visit the "Broadband and mobile coverage checker" page on the Ofcom website

The property is located in a conservation area



AREA GUIDE READING

Transport

Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, St Joseph's, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crosfields.

Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.



HASLAM'S

1838

COLLECTION

Haslams Estate Agents Ltd
159 Friar Street, Reading, Berkshire RG1 1HE
0118 960 1000 | sales@haslams.net | haslams.net

