



HASLAM'S. Set across four charming floors, this beautifully presented period home is perfectly positioned in the popular Reading West area, just moments from local amenities, green spaces, Reading West Station and the town centre.

The ground floor offers an impressive open plan living space, with a welcoming lounge flowing effortlessly into a stylish dining area and a spacious 17ft kitchen featuring integrated appliances and a natural stone worksurface ideal for modern family living and entertaining.

On the first floor, you'll find two generously sized bedrooms and a 17ft family bathroom, complete with extensive hand-built storage.

The second floor provides a versatile loft room with full staircase access and elevated views across Reading, making it perfect as a home office, studio, or additional bedroom (subject to requirements).

A usable basement adds valuable extra space for storage, hobbies, or flexible living. Combining period charm with modern practicality, this spacious and adaptable home presents a rare opportunity in a highly sought-after location.

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



- Period town house
- 2 Bedrooms
- 2 Reception rooms
- 17ft Kitchen
- Basement
- Easy access to Reading West station





Council tax band C

Council- RBC

Additional information:

The property is within the Castle Hill/Russell Street/Oxford Road conservation area

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"

Approximate Gross Internal Area 1713 sq ft - 159 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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