

**HASLAM'S**  
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273, Hemdean Road, Reading, RG4 7QP

£600,000



This exceptional detached home has been comprehensively refurbished and extended by the current owner to an exacting standard, creating a stylish and contemporary residence ready for immediate occupation. Thoughtfully redesigned throughout, the property offers beautifully balanced accommodation ideal for modern family living and entertaining. The ground floor features two elegantly linked reception rooms, centred around a charming wood-burning stove that adds warmth and character. This flows seamlessly into a stunning dining area with a vaulted ceiling and Velux windows, flooding the space with natural light and creating a wonderful sense of volume. Bi-fold doors open directly onto the garden, effortlessly connecting inside and out, perfect for entertaining or relaxed family living. A well-appointed kitchen/breakfast room complements the layout, offering both functionality and style. Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a contemporary en suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the garden enjoys a private aspect and provides an excellent space for outdoor dining and recreation. To the front, there is generous driveway parking and a single garage. The location is highly desirable, positioned conveniently for Caversham centre with its excellent range of independent shops, cafés and restaurants. A pleasant walk over the River Thames provides direct access to Reading's mainline station, offering fast links to London, as well as The Oracle shopping and leisure development.







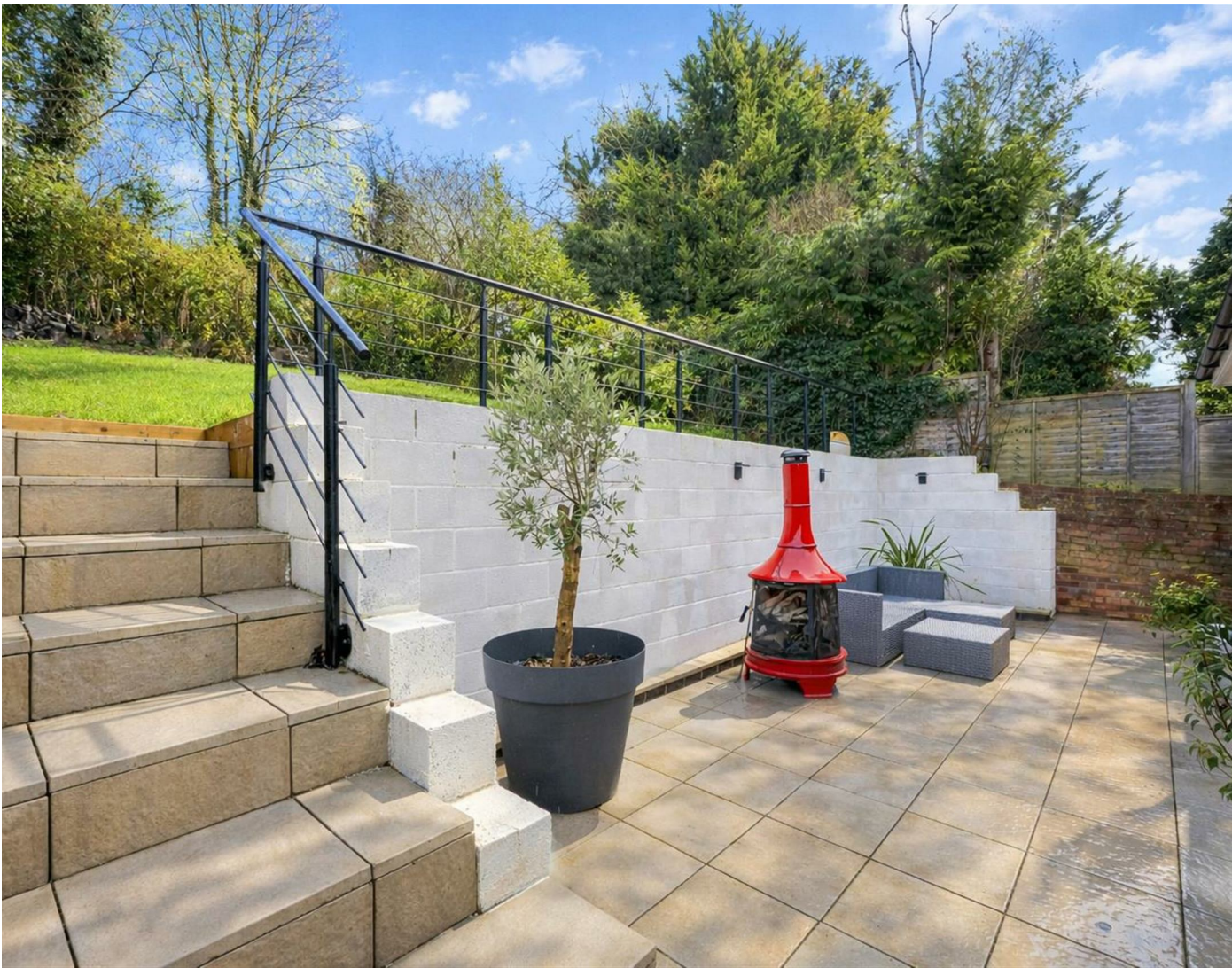
- 3 Bedrooms, principal with en suite
- Living room with wood burner
- Dining room with bifold doors
- Well-equipped kitchen-breakfast room
- Family bathroom; Ground floor WC; Basement
- Landscaped garden with paved patio terrace; Driveway parking and garage



Council tax band E  
Council- RBC







#### Garden

A generous expanse of paved patio skirts the rear of the house and creates an ideal space for entertaining. Steps lead up to a lawned garden with railings and established shrub beds with a pathway leading to the end of the garden. There is pedestrian access at the side of the property to the front of the house.

#### Additional information:

##### Parking

The property has driveway parking for multiple vehicles with an EV charging point leading to a single garage and there is also an additional area of a gravel driveway providing further parking with an area of lawn.

#### 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

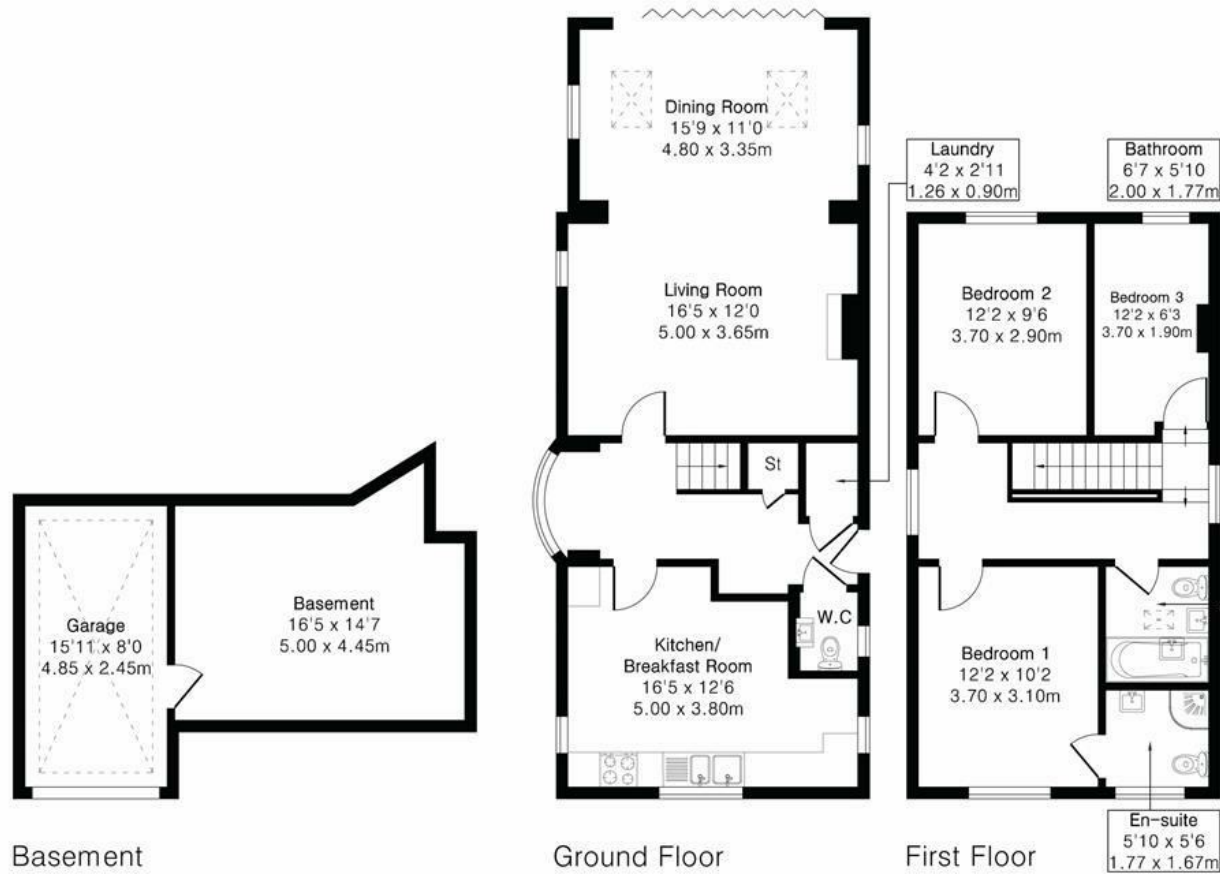
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The property has planning consent granted for a two-storey side extension to create a 4th bedroom, increase the living room and two additional reception rooms. For further information please review the planning application on the Reading Borough Council website; Planning reference: PL/24/1080



# Approximate Gross Internal Area 1556 sq ft - 145 sq m (Including Garage)

Basement Area 332 sq ft – 31 sq m  
Ground Floor Area 701 sq ft – 65 sq m  
First Floor Area 523 sq ft – 49 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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 65      | 78        |
| 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

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