

5, Allcroft Road, Reading, RG1 5HJ

£475,000

Situated on one of the University area's most sought-after roads, this attractive bay-fronted semi-detached property offers an excellent opportunity to improve and update, to create a fine home in a highly regarded residential setting. The property features a gated driveway and established front and rear gardens, with the rear garden enjoying a desirable southerly aspect. The accommodation includes three bedrooms, a living room featuring a bay window with original leaded-light windows and fireplace, while the separate dining room also benefits from a fireplace and patio doors opening onto the south-facing rear garden. The property is conveniently positioned within walking distance of the University campus, local shops, bus routes and the hospital. The riverside shops, restaurants and leisure facilities at The Oracle, together with Reading town centre and the mainline railway station, are also within easy reach. The property is offered for sale with no onward chain.













- 3 Bedrooms
- Living room with bay window, leaded lights and a fireplace
- Dining room with fireplace and patio doors to the garden
- First floor bathroom; Separate WC
- Established private gardens
- No onward chain complications



Council tax band E
Council- RBC











Additional information:
Parking
The property has a gated driveway with parking for one vehicle.

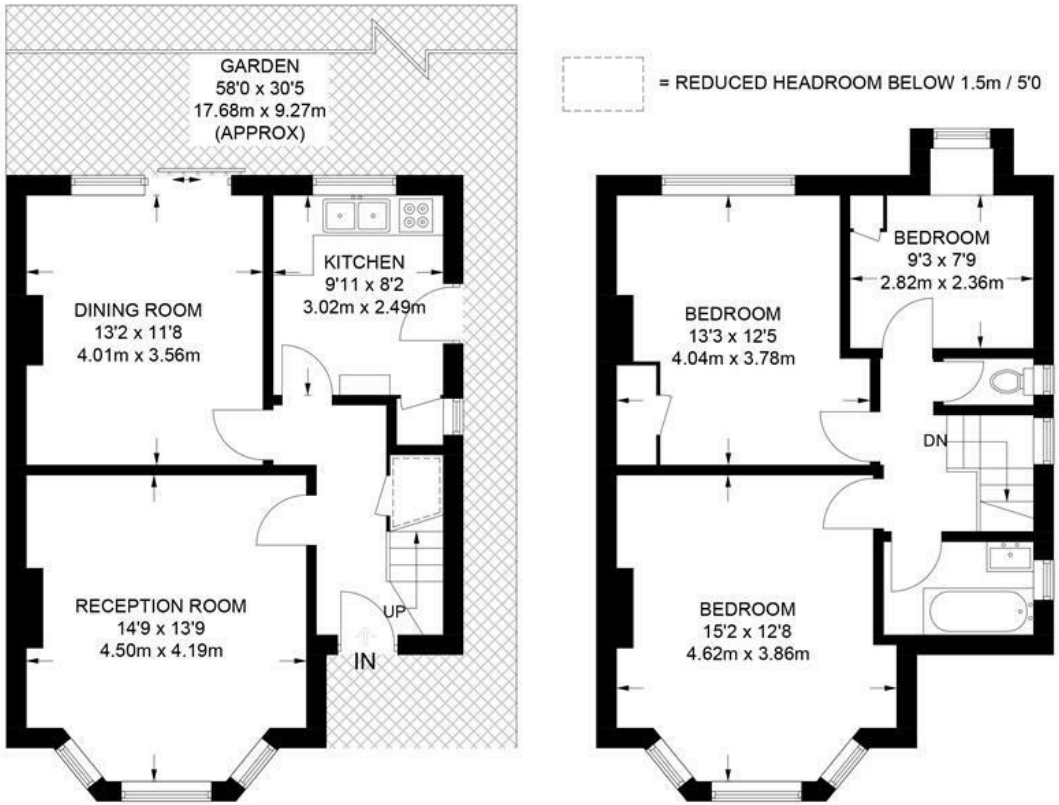
Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

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 underwent remedial repair in 2025 for subsidence caused by vegetation, for further information please contact the office.

Garden
The rear garden enjoys a desirable southerly aspect with a high degree of privacy. It is predominantly lawned with a brick patio and steps up to the garden which is bordered by mature laurel hedgerows. At the side of the house is access to the front garden and storage shed. The front garden is lawned with hedgerow borders.

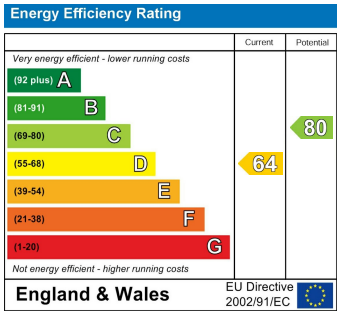


GROUND FLOOR
533 SQ FT / 49.5 SQ M

FIRST FLOOR
535 SQ FT / 49.7 SQ M

APPROXIMATE GROSS INTERNAL AREA
1068 SQ FT / 99.2 SQ M

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



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