



Situated in a quiet cul-de-sac in West Reading, this well-proportioned three bedroom end of terraced home offered to the market with no onward chain

The ground floor features a spacious 25ft living/dining room providing excellent space for both relaxing and entertaining. To the rear of the property is a bright sunroom overlooking the garden. The kitchen is positioned off the hallway and offers access to useful storage cupboards and convenient access through to the sun room.

Upstairs, the first floor offers three bedrooms, including a generous principal bedroom, a well-sized second bedroom, and a third bedroom ideal for a child's room, guest space or study. The property benefits from a separate bathroom and WC, along with additional storage on the landing.

Externally, the property benefits from a private rear garden, perfect for outdoor dining or family use. A garage located in a nearby block provides secure parking or further storage.

Located in West Reading, the property offers convenient access to local schools, parks, amenities and transport links, including Reading town centre and mainline railway connections.

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



- No onward chain
- 3 Bedrooms
- 25ft living room
- Sun room
- W/C
- Garage in nearby block





Council tax band D

Council- Reading

Additional information:

Parking

On-street parking and a garage in nearby block

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”

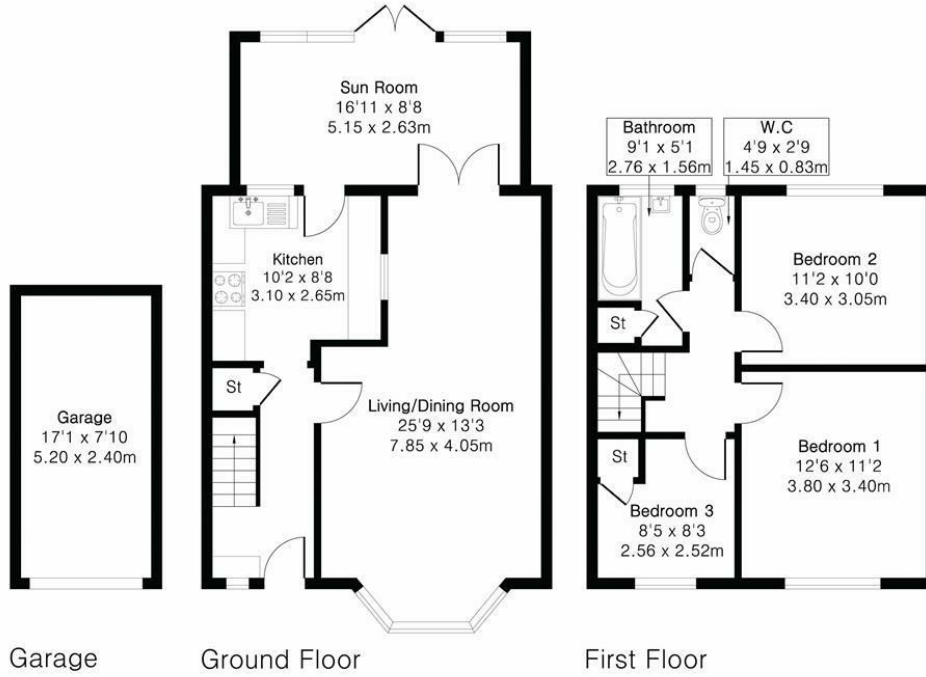
# Floorplan

## Approximate Gross Internal Area 1092 sq ft - 102 sq m (Excluding Garage)

Ground Floor Area 634 sq ft – 59 sq m

First Floor Area 458 sq ft – 43 sq m

Garage Area 134 sq ft – 12 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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