



An extended semi-detached home situated on a popular road in the South Reading area, offering convenient access to public transport links, several retail parks, and local schools.

This impressive property has been tastefully extended and boasts three generous double bedrooms, a spacious open-plan living room leading through to the dining area, a well-appointed kitchen/breakfast room, a modern family bathroom, and a practical study ideal for home working.

Externally, the property features an extensive westerly-facing rear garden, perfect for outdoor entertaining and enjoying the afternoon and evening sun. To the front, the home is set back from the road and benefits from a driveway providing off-road parking for several vehicles, along with a lawned area.

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



- Extended semi detached
- 3 Double bedrooms
- Study & ground floor bathroom
- Open plan living area
- Westerly facing garden
- Ample off road parking





Council tax band C

Council- RBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles

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)

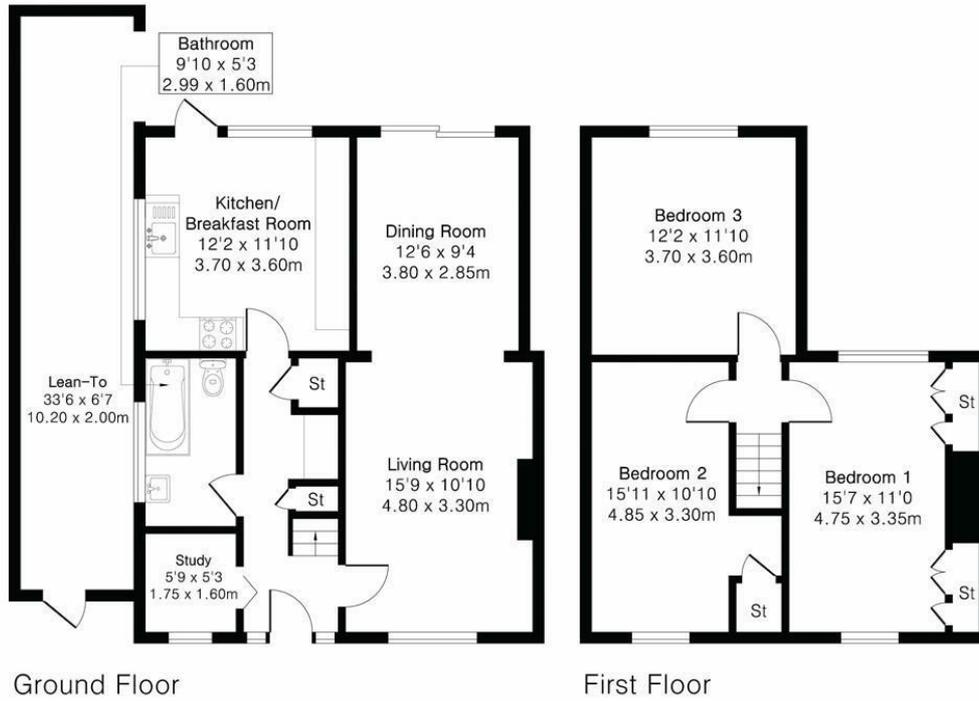
Mobile phone coverage

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”

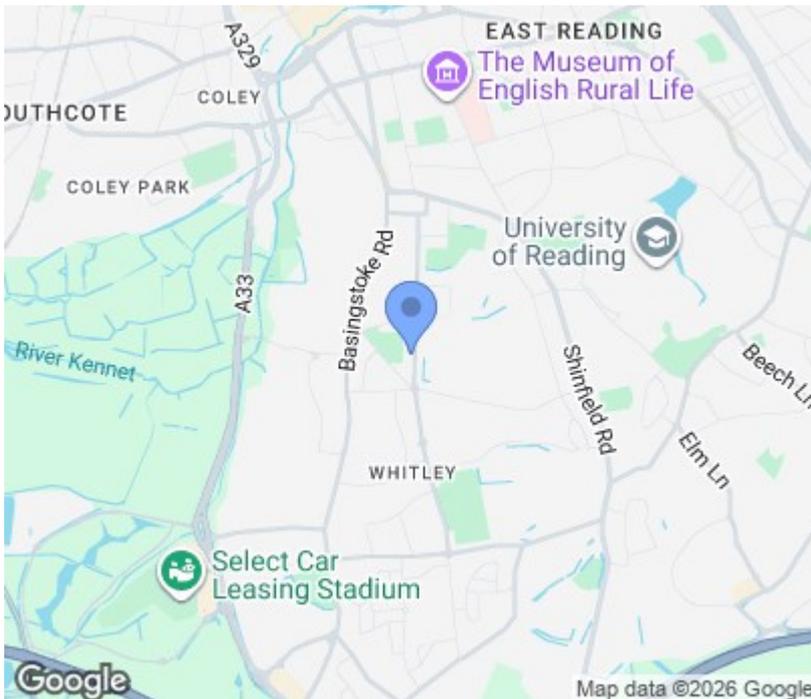
**Approximate Gross Internal Area 1144 sq ft - 106 sq m**

Ground Floor Area 636 sq ft – 59 sq m

First Floor Area 508 sq ft – 47 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	

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 by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.