



This exceptional double bay-fronted semi-detached home has been thoughtfully extended and remodelled to create a spacious and versatile family residence, combining character features with stylish contemporary living. Ideally positioned to offer convenient access to both Reading town centre and the surrounding countryside. Arranged over three floors, the accommodation is beautifully presented throughout. The ground floor features a welcoming entrance hall, a comfortable living room, and an impressive open-plan kitchen/dining space designed for modern family life, enhanced by a striking atrium roof lantern that floods the room with natural light. A separate reception room provides additional flexibility as a family room or home office, while a cloakroom and utility room add further practicality. The former garage has been partially converted, retaining useful storage space to the front. The first floor offers three well-proportioned bedrooms served by a contemporary family bathroom, while the entire second floor is dedicated to an impressive principal suite, complete with its own en-suite bathroom and ample space to relax and unwind. Outside, the property benefits from a generous driveway providing ample off-road parking. To the rear, a mature and private garden creates a wonderful outdoor retreat, ideal for family enjoyment and entertaining. A superb family home offering generous accommodation, a high-quality finish, and a highly convenient location.

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

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- 4 bedroom extended family home
- Open-plan kitchen living room
- Modern finish throughout
- Ample off-road parking
- Utility room and cloakroom





Council tax band D

Council- RBC

Additional information:

Parking

There is off-road parking to the front of the property

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

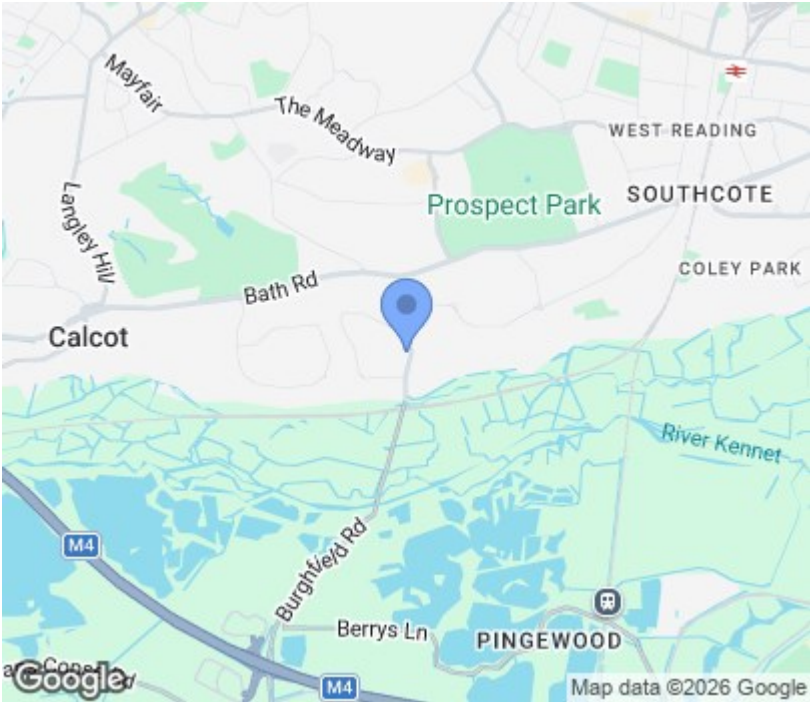
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan



APPROXIMATE GROSS INTERNAL AREA
1733 SQ FT / 161 SQ M
(EXCLUDING STORE)

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



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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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