HASLAMS Sales

Kearsley Road

£615,000

Reading, RG30 2EA

3 2 3 TBC

A beautifully presented and extended semi-detached home, effortlessly combining the charm of the 1920s/30s era with contemporary living. Ideally positioned within walking distance of Prospect Park, the property also offers excellent access to Reading town centre and its mainline station. The heart of the home is the showstopping kitchen/breakfast room, extending across the full width of the property to create an exceptional open-plan living space. A vaulted ceiling with skylights and contemporary downlighting enhances the sense of space, while doors open onto the landscaped rear garden. A conveniently positioned utility area provides additional storage and laundry facilities. To the front, the elegant living room features a charming bay window and feature fireplace, flowing through to a formal dining room that is ideal for family dining and entertaining. The first floor comprises three well-proportioned bedrooms and a stylish family shower room. A staircase leads to a versatile loft space, offering valuable space for a variety of uses. Throughout, the property successfully blends modern finishes with retained period features, creating a home full of both character and style. Outside, the landscaped rear garden provides a private retreat with a sauna, useful storage and generous space for relaxing or al fresco dining. To the front, there is ample driveway parking together with access to the garage.

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

sales@haslams.net
0118 960 1000

- Extended bay fronted semi detached
- Desired cul de sac location
- Beautifully presented throughout
- Open plan kitchen family room
- Ample off road parking and garage
- Easy access to local park and transport links

Council tax band E

Council- RBC

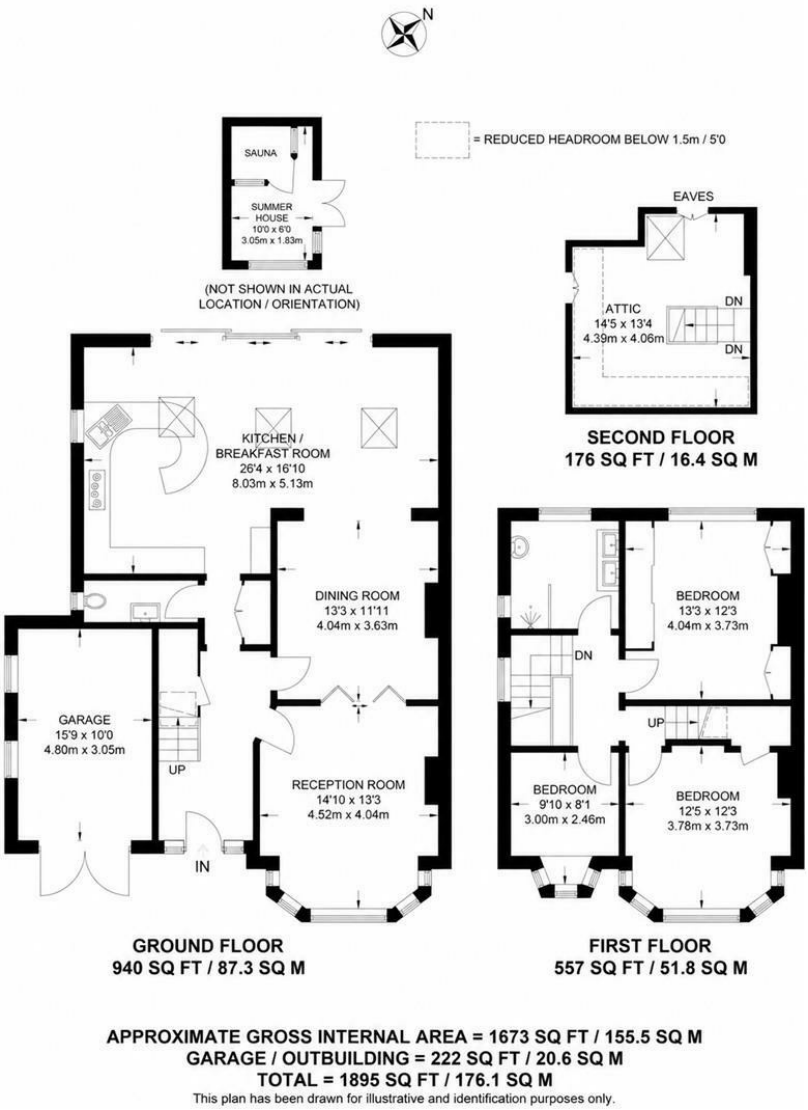
Additional information:
Parking
The property has a driveway with parking for multiple vehicles and a garage.

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 = 1673 SQ FT / 155.5 SQ M
GARAGE / OUTBUILDING = 222 SQ FT / 20.6 SQ M
TOTAL = 1895 SQ FT / 176.1 SQ M
This plan has been drawn for illustrative and identification purposes only.

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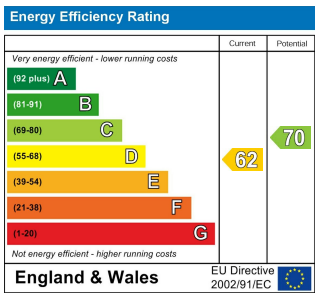

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