



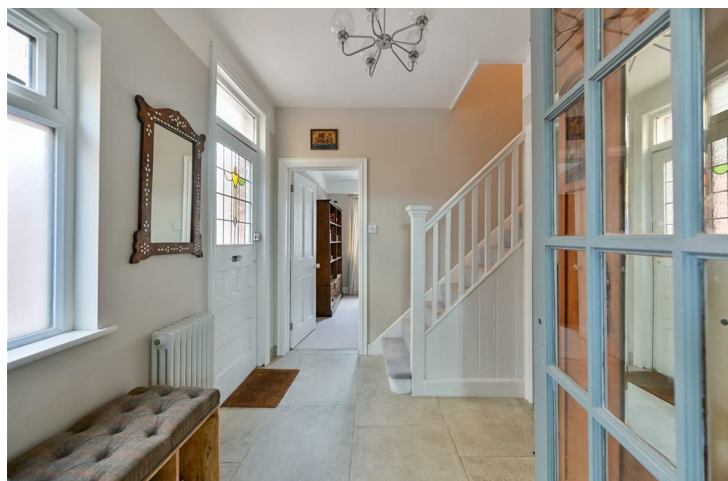
A tastefully extended semi-detached home, ideally situated within the highly regarded Castle Hill Conservation Area, offering easy access to Reading town centre and a range of local amenities. The property has been thoughtfully restored and modernised to a high standard, combining period character with contemporary living, while the roof has also been replaced. At the heart of the home is an impressive open-plan kitchen and dining room, designed as a sociable and practical space with ample storage and generous work surface areas. Bi-fold doors open directly onto a raised decking area and the westerly facing garden, creating a seamless connection between the indoor and outdoor spaces and providing an excellent setting for entertaining and relaxing. Tucked discreetly away from the kitchen is a useful utility area, helping to keep the main living space uncluttered. A welcoming entrance hall provides access to the living room, which features an attractive fireplace, along with the refitted three-piece bathroom. Stairs rise to the first floor, where there are three well-proportioned bedrooms and a separate shower room. A particularly appealing and often sought-after feature of the property is the excellent off-road parking to the rear, complemented by a garage. This is a genuine hidden gem in such a desirable central location and adds considerable practicality to the home. Overall, this is a beautifully presented and thoughtfully improved home, offering generous accommodation, an excellent open-plan living space and rare off-road parking, all within the sought-after Castle Hill Conservation Area.

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

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- Extended semi detached
- Tastefully renovated throughout
- 3 Bedrooms & 2 bathrooms
- Open plan kitchen breakfast room
- West facing garden with decking
- Off road parking and garage





Council tax band C

Council- RBC

Additional information:

Parking

Off-street parking to the rear and 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):

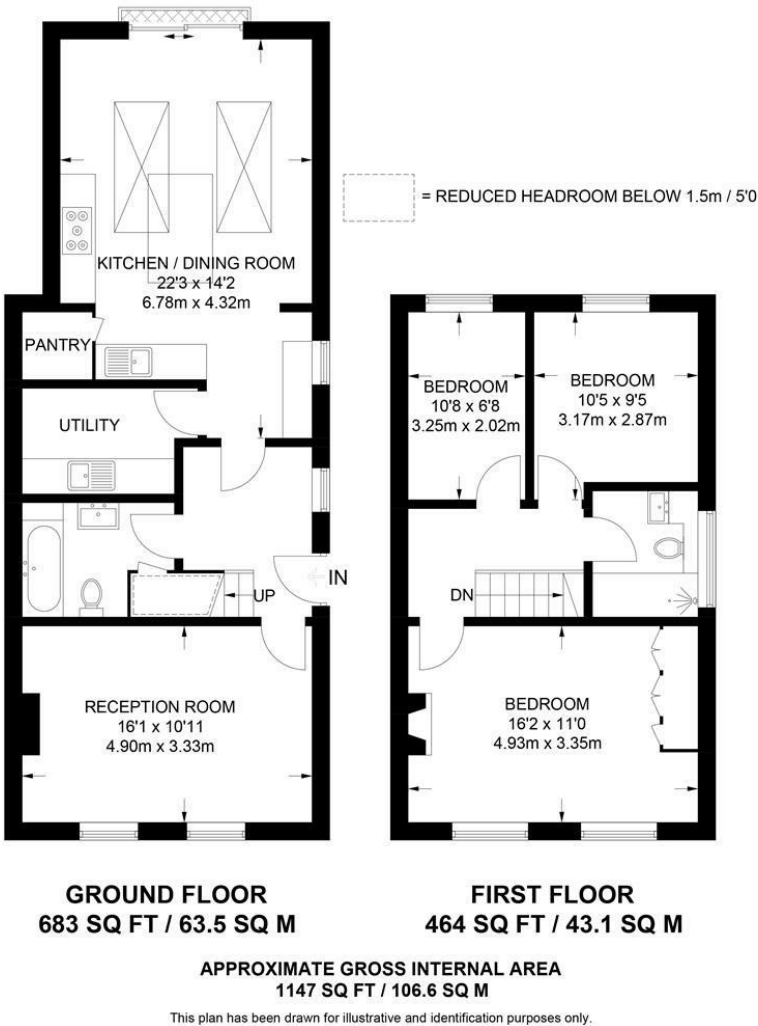
Ultrafast – Fibre to the premises (FTTP)

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”

The property is located in a conservation area.

Floorplan



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.