



Situated on a popular residential road in West Reading, this attractive bay-fronted terraced home is well presented throughout and offers generous, family-friendly accommodation in a highly convenient location. The property is ideally placed within easy reach of Reading West station, a range of supermarkets, and well-regarded independent eateries, making it well suited to modern family life.

The ground floor provides spacious and versatile living accommodation, featuring an open-plan living and dining area. The living room benefits from a bay window, creating a bright and welcoming space ideal for family gatherings, while the adjoining dining area offers ample room for entertaining and everyday meals. A useful pantry adds valuable storage. To the rear, the 14ft kitchen is well appointed with extensive work surfaces and storage, further complemented by a separate utility room, enhancing the home's practicality.

On the first floor, there are three well-proportioned bedrooms, offering flexibility for growing families, home working, or guest accommodation, along with a family bathroom. Externally, the westerly-facing rear garden provides an excellent outdoor space for children and family enjoyment, with a patio area leading to a lawn and a useful garden shed.

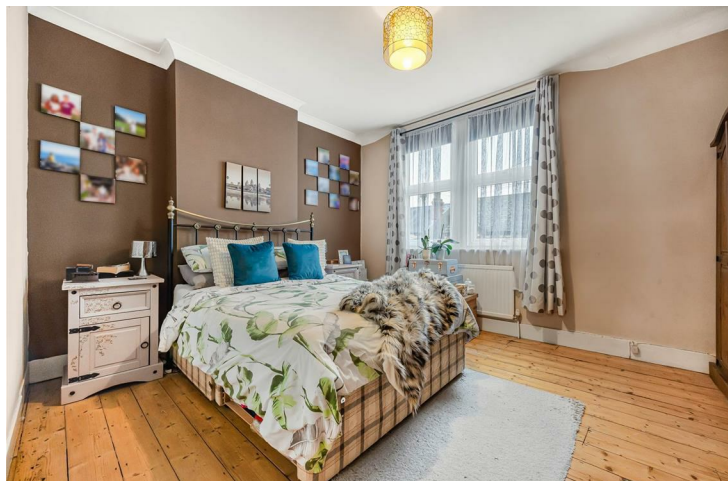
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Bay fronted terrace
- 3 bedrooms
- 1st floor bathroom
- Open plan living area
- Westerley facing garden with patio
- Easy access to Reading West Station





Council tax band C

Council- RBC

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

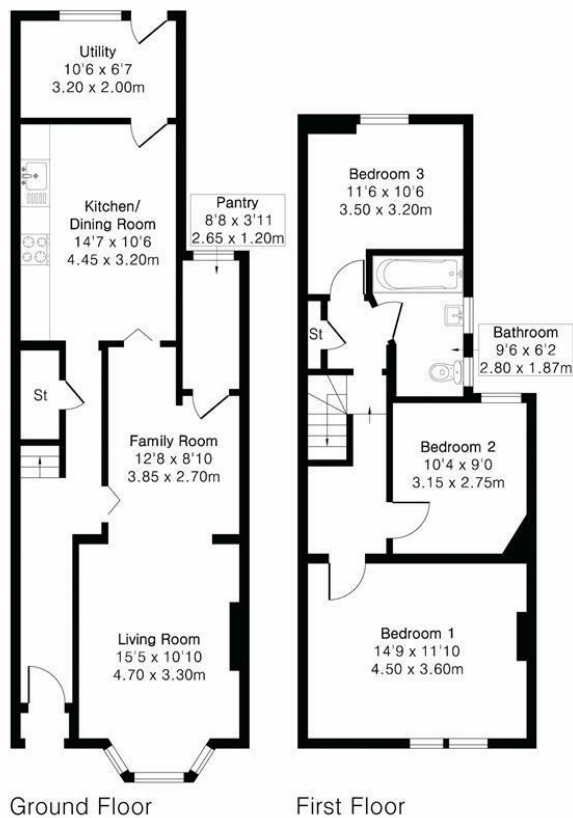
Ultrafast – Fibre to the premises (FTTP)

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 1181 sq ft - 109 sq m
Ground Floor Area 649 sq ft – 60 sq m
First Floor Area 532 sq ft – 49 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	67	79
(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.