



Situated in a sought-after cul-de-sac in South Reading, this four-bedroom detached home offers excellent potential for buyers looking to modernise and add value. The property benefits from a highly convenient location, providing easy access to the University of Reading, Reading town centre, a range of public transport links, and several nearby retail parks. Internally, the home is well maintained and clean throughout, though it would benefit from updating, presenting a fantastic opportunity to create a bespoke family home. The accommodation is well-proportioned, with generous living space on the ground floor and four bedrooms on the first floor. Externally, the property sits on a generous plot, offering further scope for extension or development (subject to the necessary planning permissions). A notable feature is the sizeable double garage, providing ample storage or potential for conversion. Offered to the market with no onward chain, this is an ideal opportunity for buyers seeking a project in a desirable and well-connected location.

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



- Detached family home
- 4 Bedrooms
- 3 Reception rooms
- Kitchen breakfast room
- Cloakroom
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached double garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

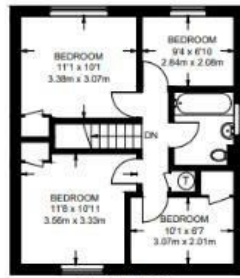
Electricity – mains

Heating – Gas central heating

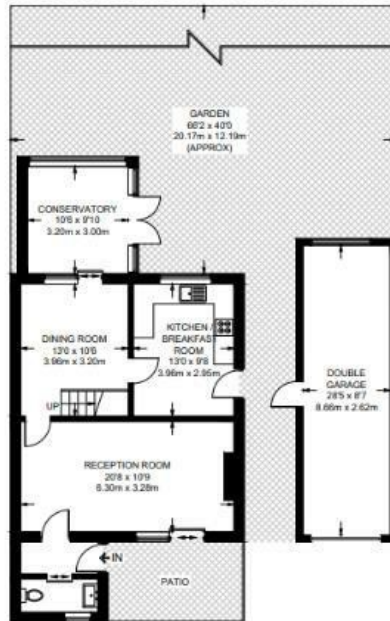
Mobile phone coverage

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



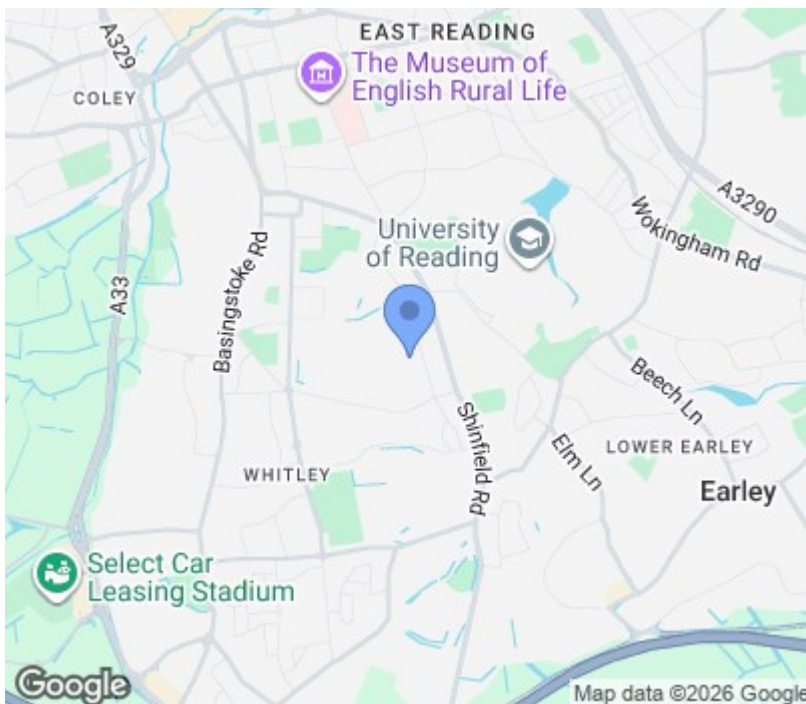
FIRST FLOOR
506 SQ FT / 47.0 SQ M



GROUND FLOOR
686 SQ FT / 63.7 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1192 SQ FT / 110.7 SQ M
DOUBLE GARAGE = 242 SQ FT / 22.5 SQ M
TOTAL = 1434 SQ FT / 133.2 SQ M

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		68	77
(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.