



96 BULMERSHE ROAD

READING • RG1 5RL

HASLAM'S
1838
COLLECTION



INTRODUCING

BULMERSHE ROAD

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£850,000

This beautiful Victorian home is located on Bulmershe Road in the centre of Reading's desirable University area.

The three-storey home has five bedrooms and is just a short distance from the University campus and the Royal Berkshire Hospital, offering a superb location for families and professionals.

The property blends period charm with contemporary style that carefully enhances the original features, with elegant column radiators, mahogany flooring and double-glazed sash-style windows adding to the overall finish.

Downstairs, there are two separate reception rooms which provide ample space for relaxing or entertaining. The kitchen/breakfast room is ideal for family living, and a useful utility room adds further valuable storage space.

Upstairs, the first floor hosts three generous bedrooms and two bathrooms, the master bedroom having a stylish modern en-suite bathroom complete with a separate shower cubicle. The top floor offers two further bedrooms and shower room, perfect for growing families or working from home.

Outside, a fully-walled westerly-facing garden creates a wonderful setting for al fresco dining and outdoor enjoyment.

The location has a wide range of well-regarded state and independent schools close by, as well as public open spaces such as Palmer Park, which has a range of leisure facilities. Reading's mainline train station, local bus routes, and excellent road links via the A329(M) ensure easy access to both local amenities and further afield.



IN A NUTSHELL

Bedrooms 5

Reception Rooms 2

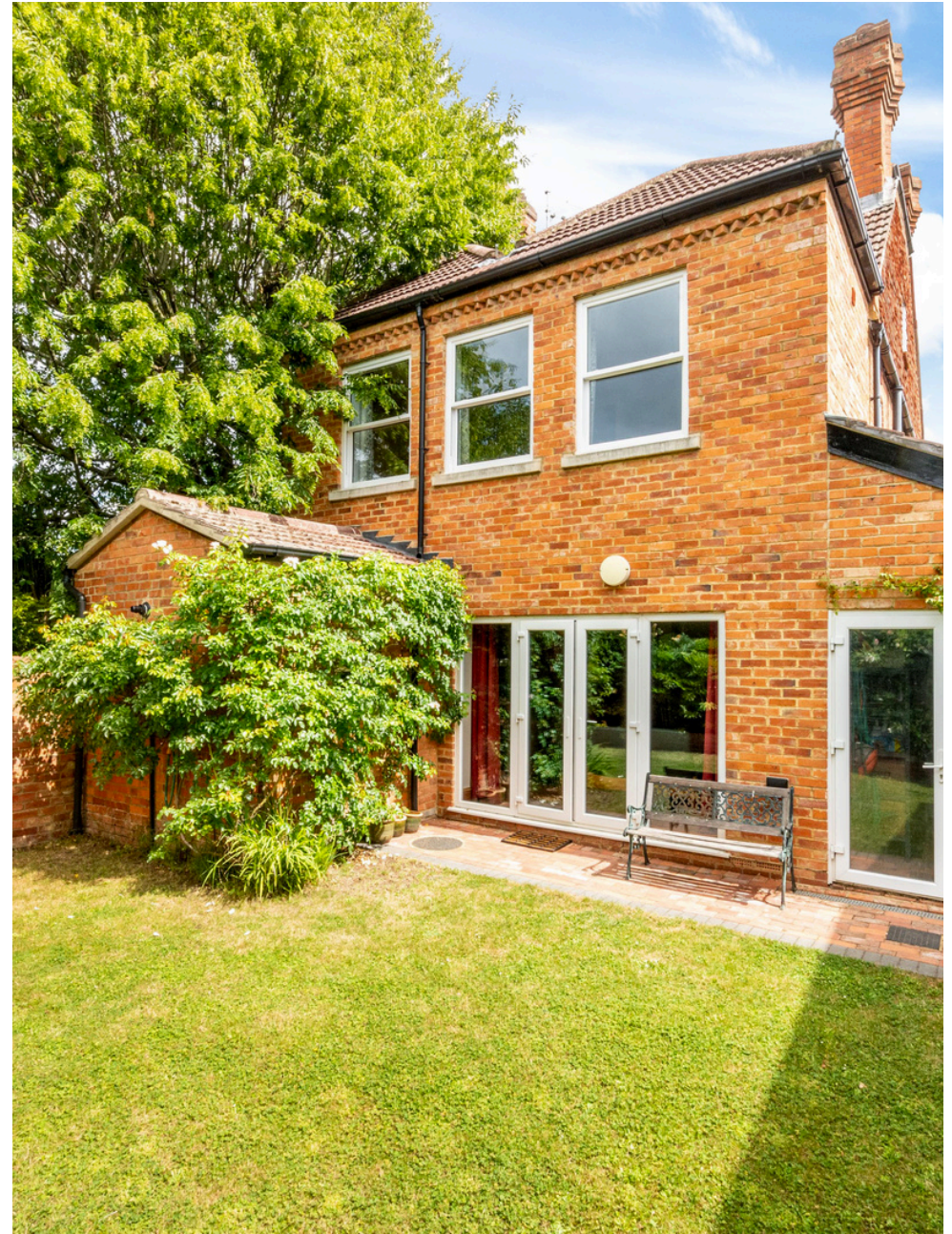
Bathrooms 3

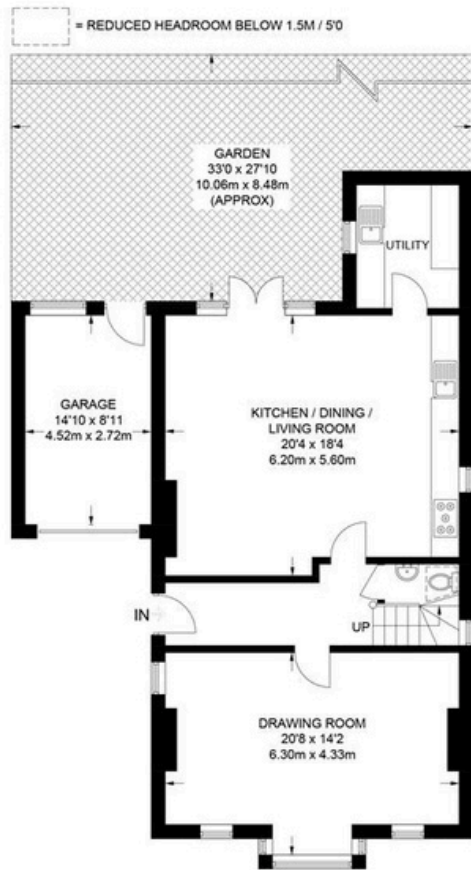
Parking Spaces 3







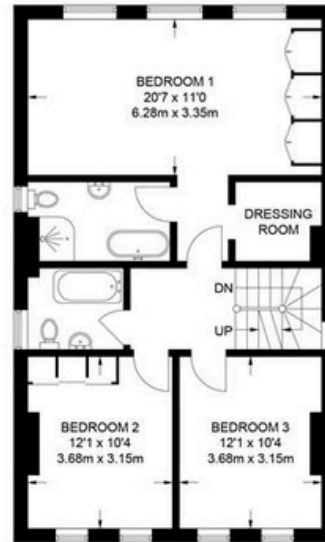




GROUND FLOOR
 824 SQ FT / 76.6 SQ M



SECOND FLOOR
 542 SQ FT / 50.4 SQ M



FIRST FLOOR
 743 SQ FT / 69.0 SQ M

APPROXIMATE GROSS INTERNAL AREA = 2109 SQ FT / 196.0 SQ M
GARAGE = 132 SQ FT / 12.3 SQ M
TOTAL = 2241 SQ FT / 208.3 SQ M
(INCLUDING EAVES)

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

ADDITIONAL INFORMATION:

Parking

The property has a gravel driveway with parking for multiple vehicles with a single garage.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband Connection:

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 visit the “Broadband and mobile coverage checker” page on the Ofcom website

EPC Rating: D



AREA GUIDE READING

Transport

Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, St Joseph's, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crossfields.

Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.



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