



ALEXANDRA ROAD

READING • RG1 5PS

HASLAM'S
1838
COLLECTION



INTRODUCING

ALEXANDRA ROAD

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£785,000

Situated within a highly sought-after residential address in the University area, this three-storey family home offers generous accommodation behind a gated driveway with off-road parking for multiple vehicles.

The property is approached via a welcoming entrance hall with engineered oak flooring, leading to a bright living room featuring a bay window and fireplace.

At the heart of the home is a contemporary kitchen/breakfast room, perfectly suited to modern family life. This impressive space features a vaulted ceiling and is complemented by ample storage and generous work surfaces.

The kitchen is both stylish and practical, providing a great space for family meals, whilst a separate dining room is perfect for formal entertaining with a beautiful fireplace and French doors that lead out to the garden.

Further benefits include a well-equipped utility room, providing additional storage, along with a ground-floor cloakroom. The upper floors provide flexible family accommodation, with three bedrooms on the first floor, served by a bathroom and separate WC.

The top floor offers two further bedrooms and a shower room, ideal for older children, guests, or for those who work from home.

The location is a particular highlight, offering access to a range of highly regarded independent and state schools, with the Royal Berkshire Hospital and University campus within a short walk. Reading town centre, including the mainline railway station and the shops, leisure facilities, and riverside restaurants of The Oracle, are all within convenient reach.



IN A NUTSHELL

Bedrooms	5	Reception Rooms	2
Bathrooms	2	Parking Spaces	2









THE OWNER'S STORY

Our family has loved living in this beautiful and spacious home for the past 12 years. It offers an ideal balance of family living and vibrant community life, with the University campus nearby, excellent state and private schools and a lively local atmosphere.

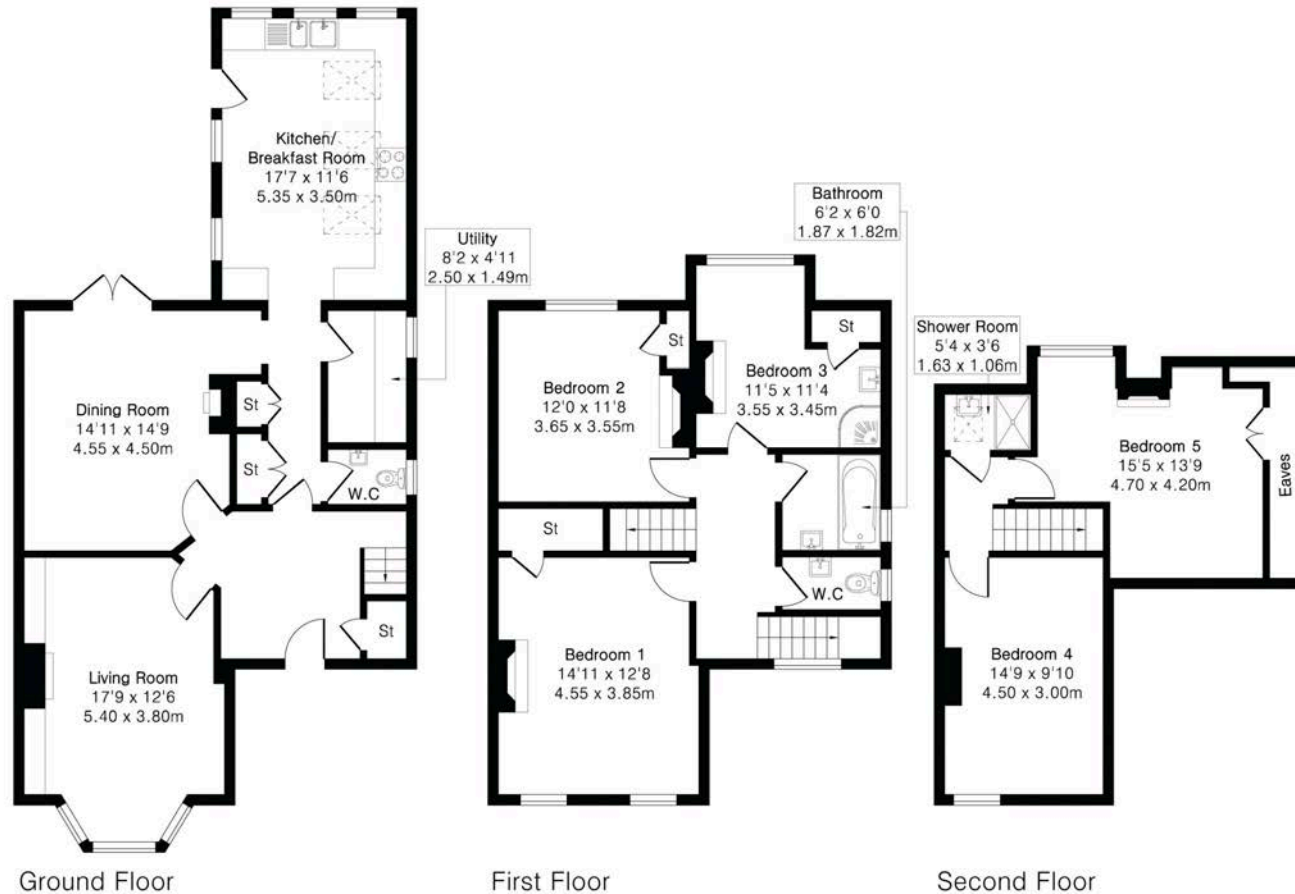
The town centre is just a 30-minute walk away, the Royal Berkshire Hospital is a 5-minute walk, and two popular cafés, Monty's and Café Yolk are around the corner, making this a truly convenient and enjoyable place to live.

Approximate Gross Internal Area 1866 sq ft - 173 sq m

Ground Floor Area 848 sq ft – 79 sq m

First Floor Area 640 sq ft – 59 sq m

Second Floor Area 378 sq ft – 35 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



ADDITIONAL INFORMATION:

Parking

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

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"

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

The property is located in a conservation area

AREA GUIDE READING

Transport

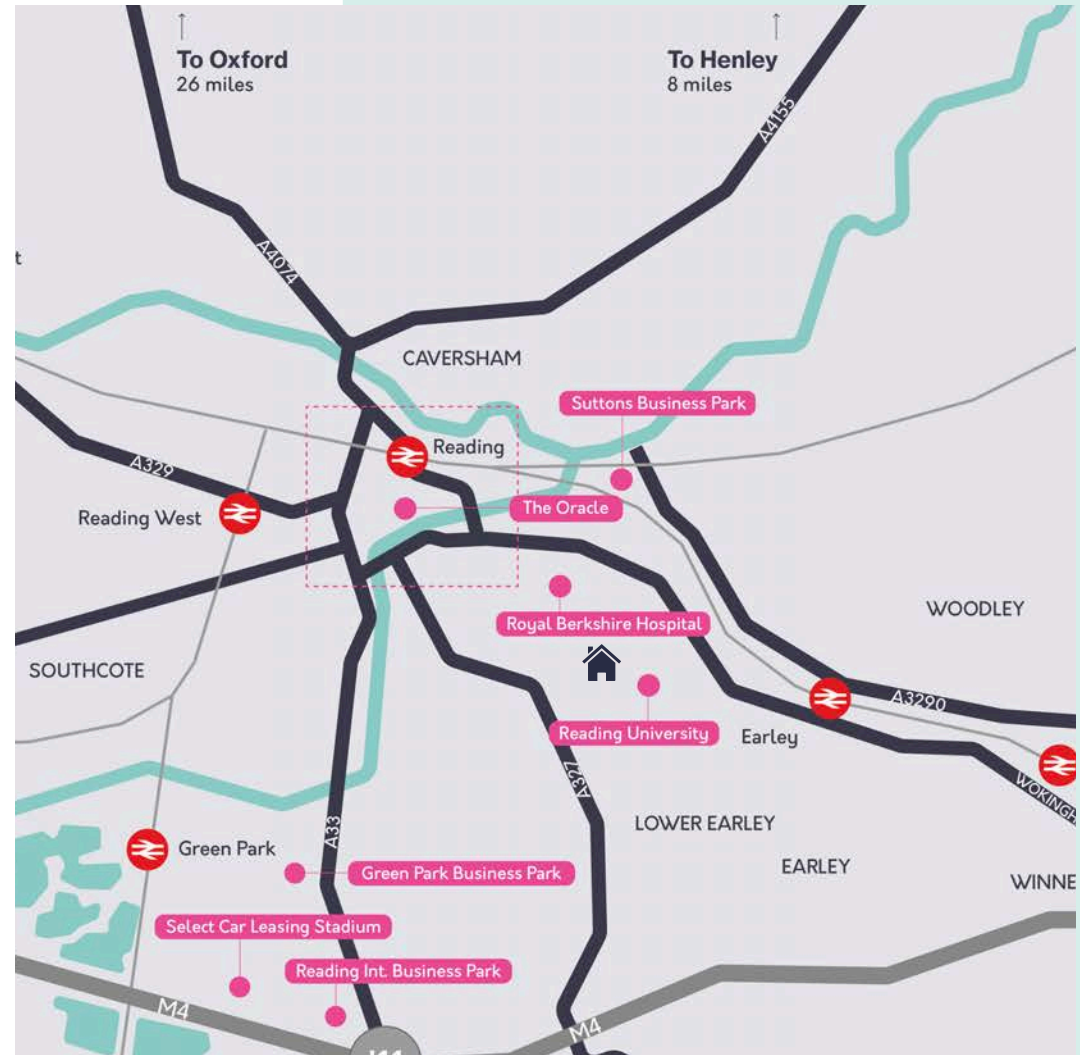
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

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 Crosfields.

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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