



ST. JOHNS HILL
READING • RG1 4EE

HASLAM'S
1838
COLLECTION



INTRODUCING
ST. JOHNS HILL

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£500,000

Located in the desirable Eldon Square Conservation Area, this three-storey property offers a great family home in a convenient central Reading location.

The ground floor of the property features a cosy living room, perfect for relaxing. There is a separate reception room that is currently used as a study, with French doors leading outside to an enclosed courtyard area.

On the lower ground floor is a beautifully designed kitchen, which has ample storage and leads into a separate dining room. This space is enhanced by an open fireplace, creating a warm setting ideal for casual and formal dining. The dining room also benefits from a staircase with direct access to the ground floor.

The top floor comprises three bedrooms, each offering a comfortable space for family living or guest use. These are complemented by a stylish shower room, fitted with contemporary fixtures and finishes.

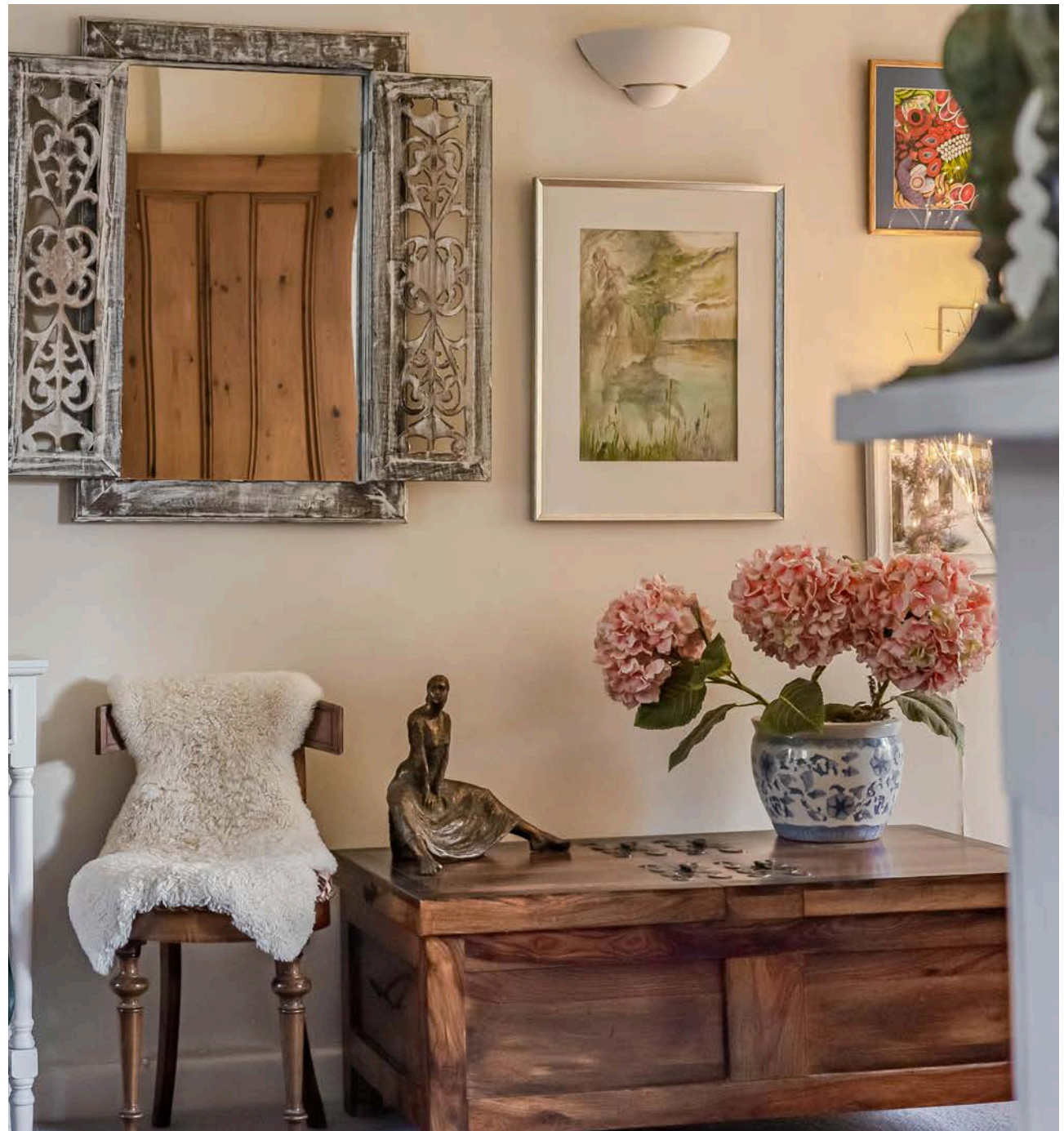
To the rear of the property is an enclosed courtyard garden, providing a private outdoor space ideal for outdoor seating and entertaining.

Reading town centre is just a 10-minute walk away, placing the Oracle Shopping Centre and Reading Station right on your doorstep, with frequent services to London Paddington in 25–30 minutes, along with easy access to the M4 motorway.

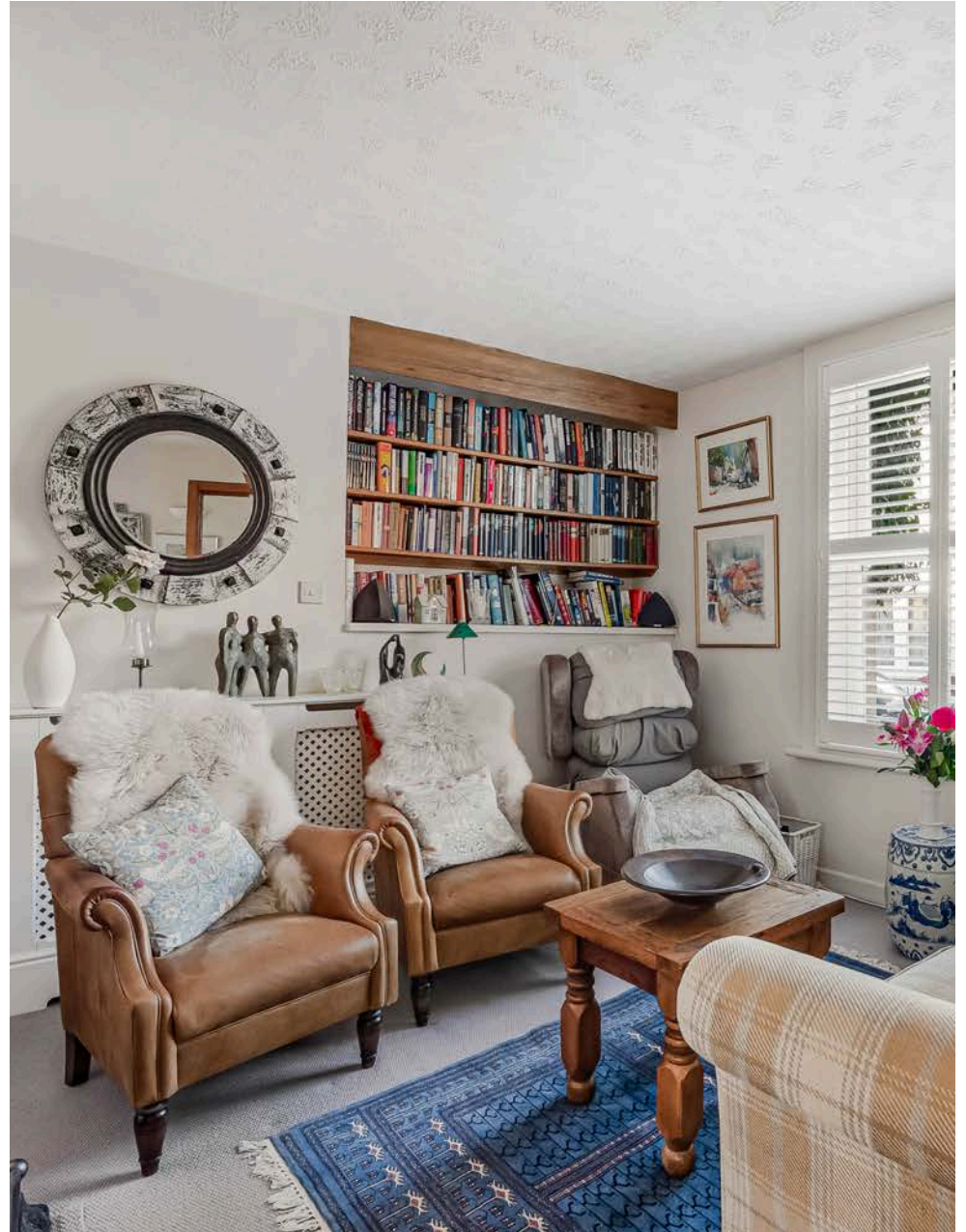


IN A NUTSHELL

Bedrooms	3	Reception Rooms	3
Bathrooms	1	Parking Spaces	1





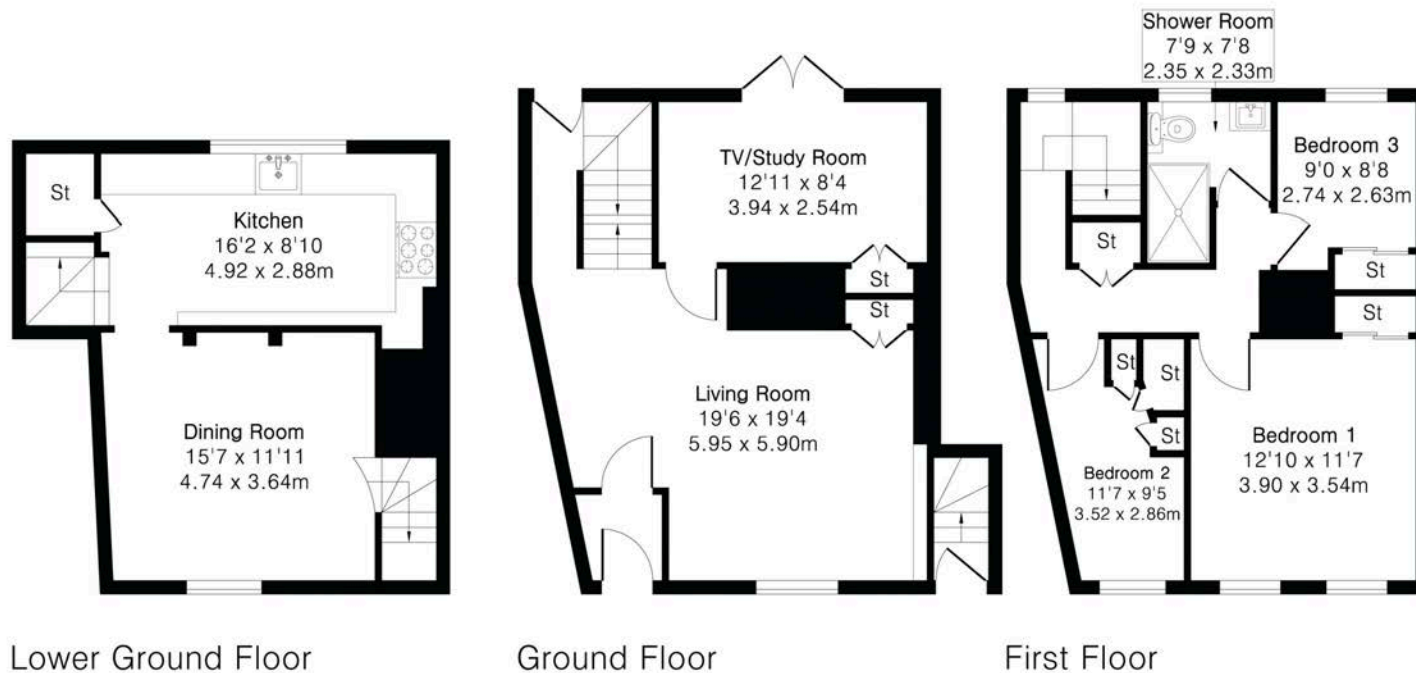


Approximate Gross Internal Area 1208 sq ft - 112 sq m

Lower Ground Floor Area 357 sq ft – 33 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 417 sq ft – 39 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.

HASLAM'S
Sales

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"

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

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



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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