



WELLSWOOD GARDENS

READING • RG1 5BF

HASLAM'S

1838

COLLECTION



INTRODUCING

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£995,000

Set within an exclusive Charles Church development in Reading's sought-after University area, this four-bedroom home is one of just 30 houses arranged in a peaceful, park-like setting near the Royal Berkshire Hospital.

Designed for modern family living, the property offers elegant proportions and a practical layout centred around a spacious open-plan kitchen, dining and family room. Filled with natural light, this impressive space opens onto the garden through two sets of glazed double doors and features integrated appliances, quartz worktops and a breakfast bar.

To the front of the house, the sitting room enjoys a southerly aspect overlooking a small green, while a separate utility room and cloakroom complete the ground floor accommodation.

Upstairs, four well-proportioned bedrooms are arranged across the first floor. The principal bedroom has an en-suite shower room, while a cleverly designed Jack-and-Jill bathroom serves two further bedrooms. A separate family bathroom with a shower cubicle completes the upper level.

The rear garden has matured beautifully and provides a private and established outdoor setting, with a paved terrace for al fresco dining and entertaining leading onto a generous lawned garden beyond.

The house is well placed for access to the University of Reading campus, the Royal Berkshire Hospital and a number of highly regarded state and independent schools. Reading town centre is within walking distance, offering mainline rail services to London.

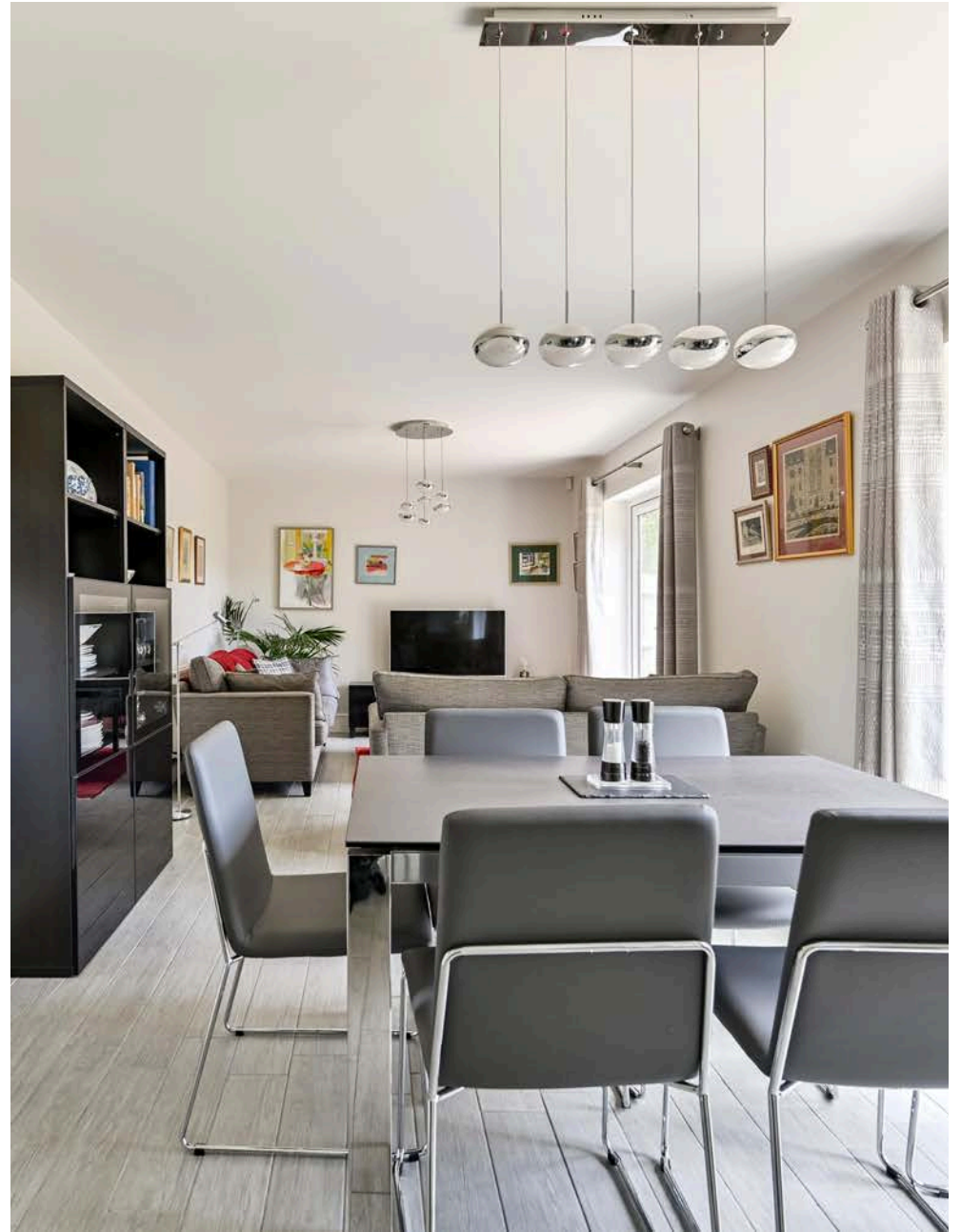
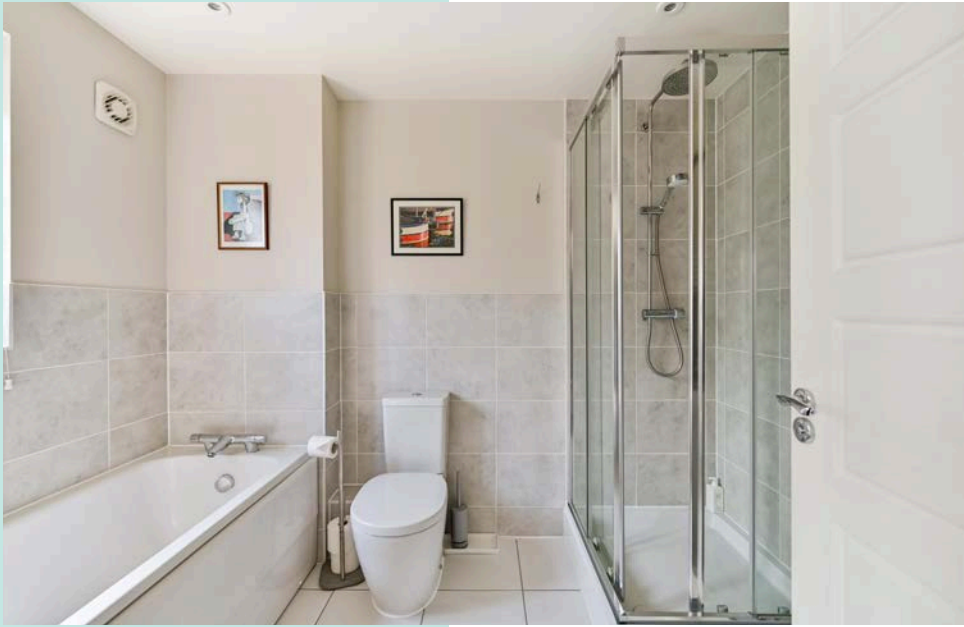


IN A NUTSHELL

Bedrooms 4 Reception Rooms 2
Bathrooms 3 Parking Spaces 4



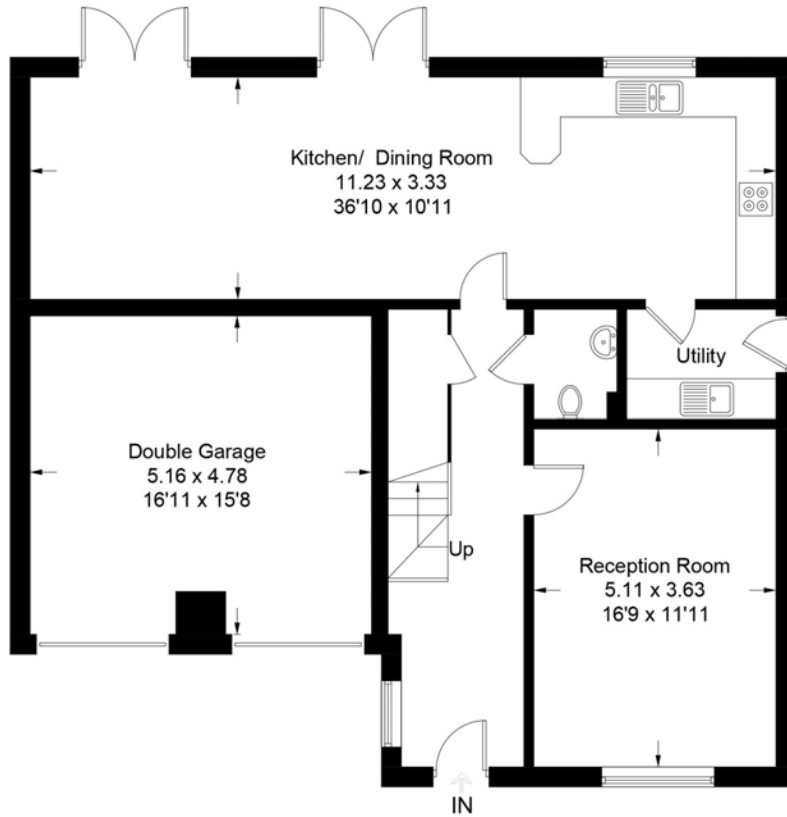




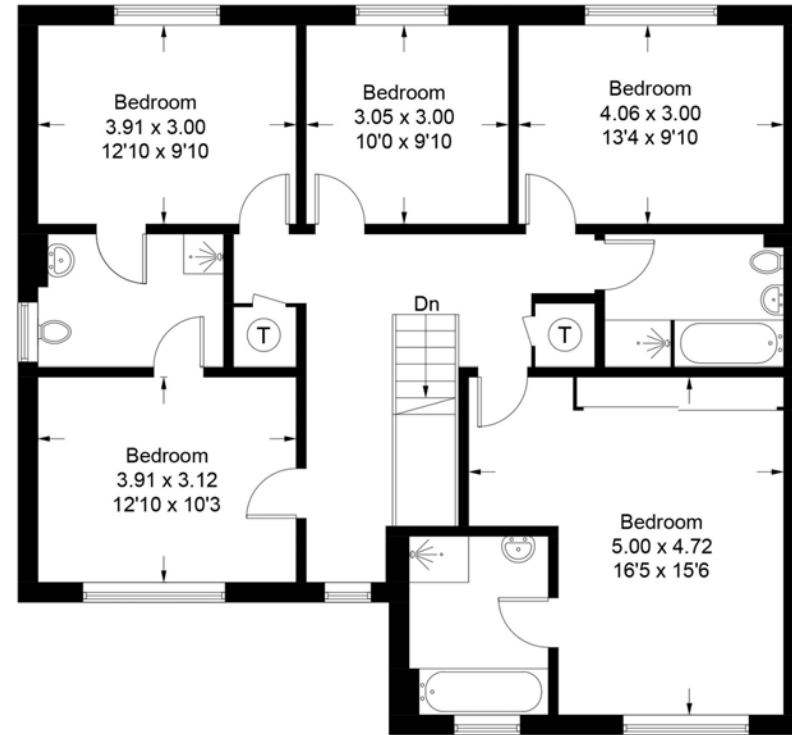


28 Wellswood

Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft
Double Garage = 24.7 sq m / 266 sq ft
Total = 209.8 sq m / 2258 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1303009)

ADDITIONAL INFORMATION:

Parking

The property has driveway parking and a double 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

AREA GUIDE READING

Transport

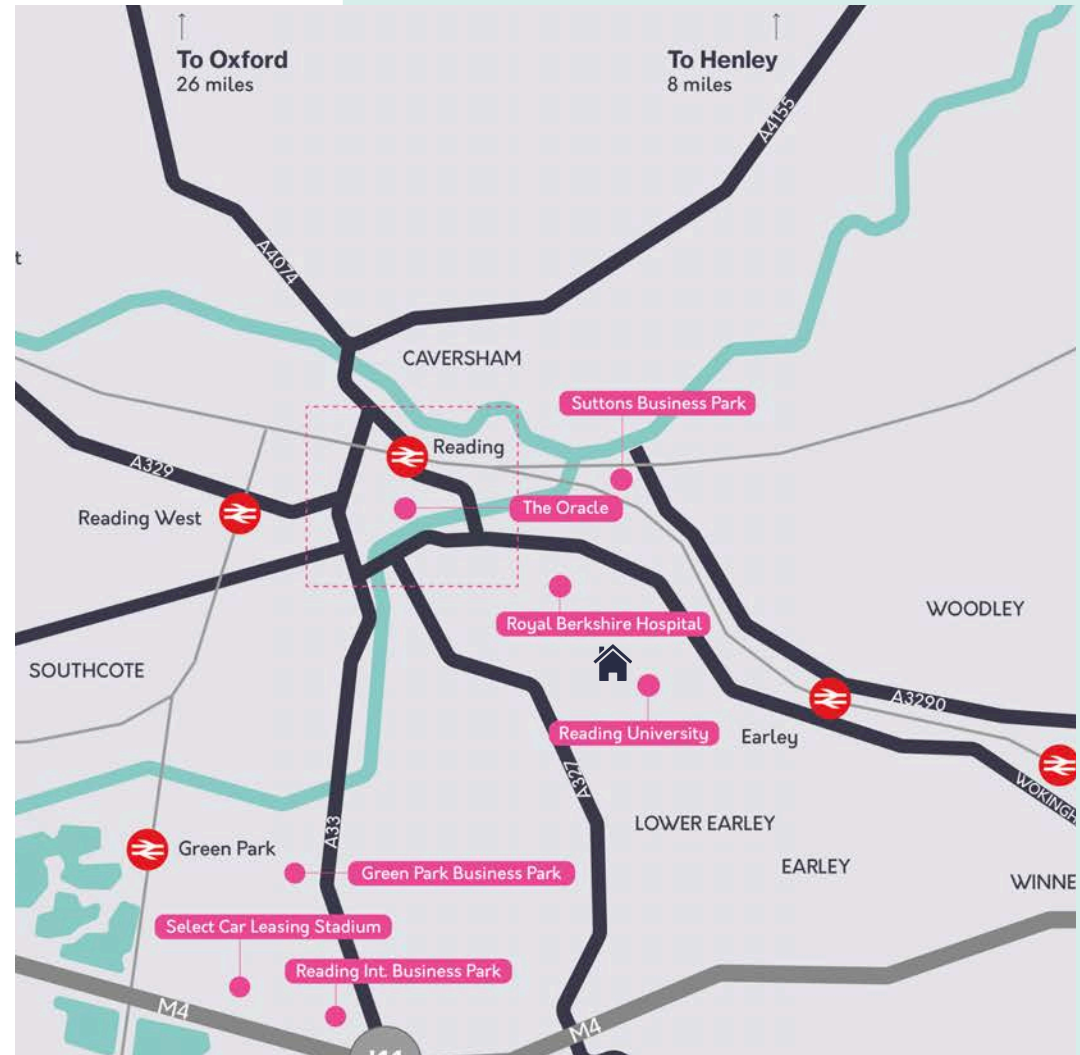
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

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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