



COLEY HILL
READING • RG1 6AE

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COLLECTION



INTRODUCING
COLEY HILL

READING • RG1 6AE

£875,000

Located in the heart of Reading's Russell Street & Castle Hill Conservation Area, this elegant and historic property is a prime residential address. A four-storey, Grade II listed end townhouse, this spacious building can make the perfect family home, or offers great investment potential as a House in Multiple Occupation.

On entrance, the ground floor features two stylish reception rooms, both with period fireplaces and sash windows that flood the space with natural light.

The lower ground floor presents a contemporary kitchen complete with granite work surfaces, with double doors leading into the dining room which is ideal for entertaining or family gatherings. A utility room, WC, and storage areas complete this floor.

Across the upper floors are six well-sized bedrooms, two bathrooms, separate shower room and WC, providing generous space for all occupants.

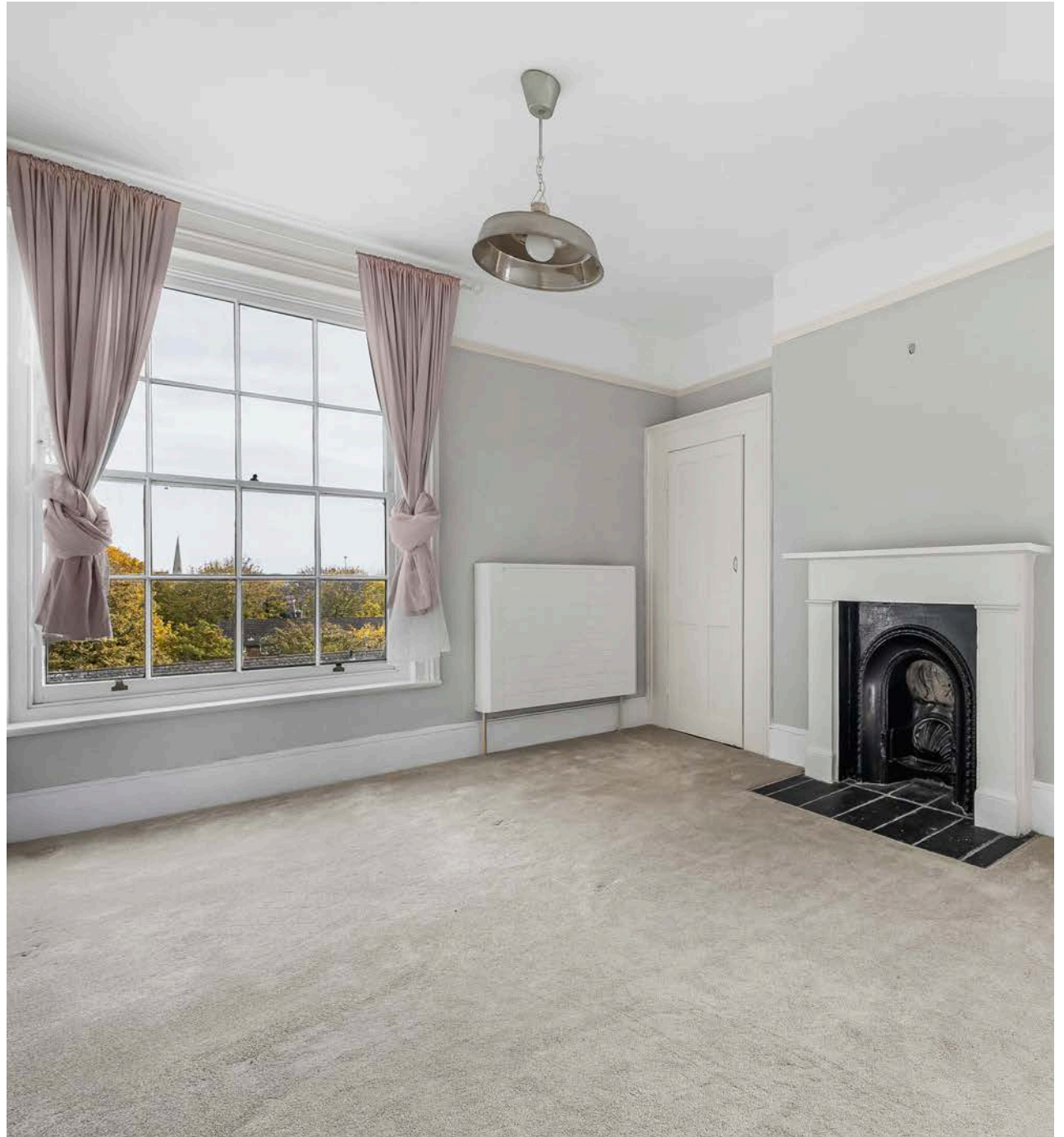
Outside, the property benefits from a gated driveway with off-road parking and an EV charging point. The private rear garden enjoys an easterly aspect, framed by part of a charming crinkle-crankle wall, while windows at the back of the home offer elevated views across Reading's town centre.

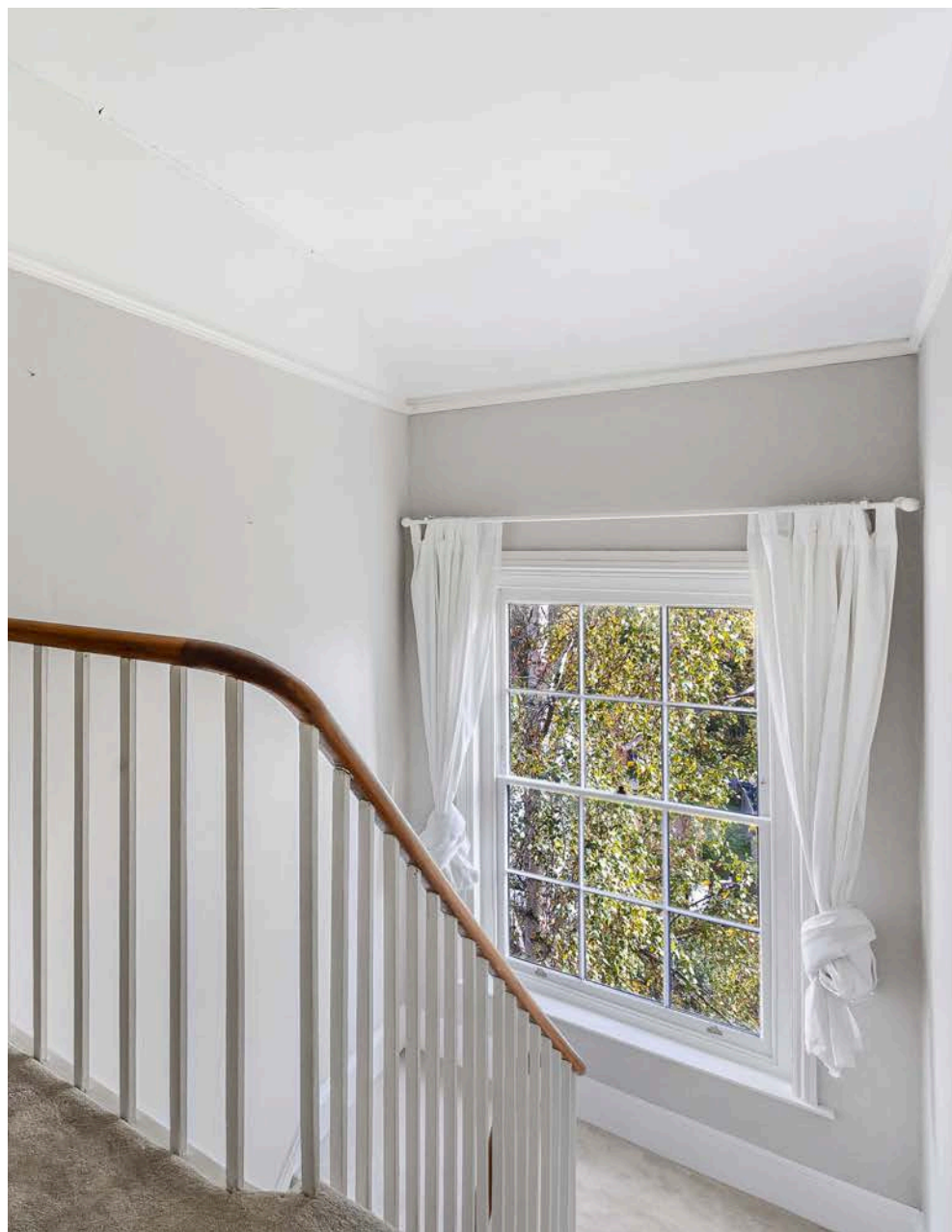
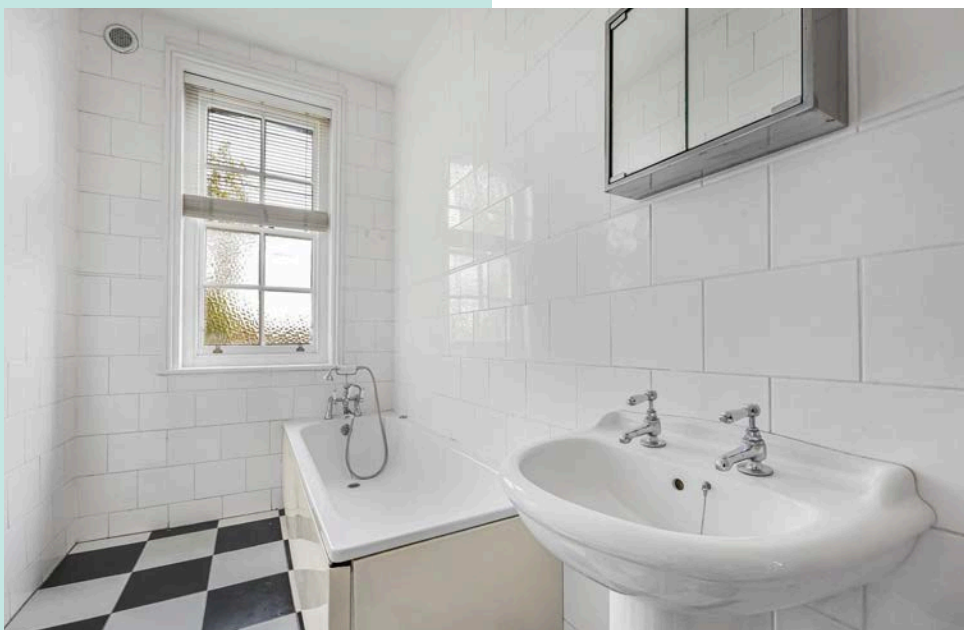
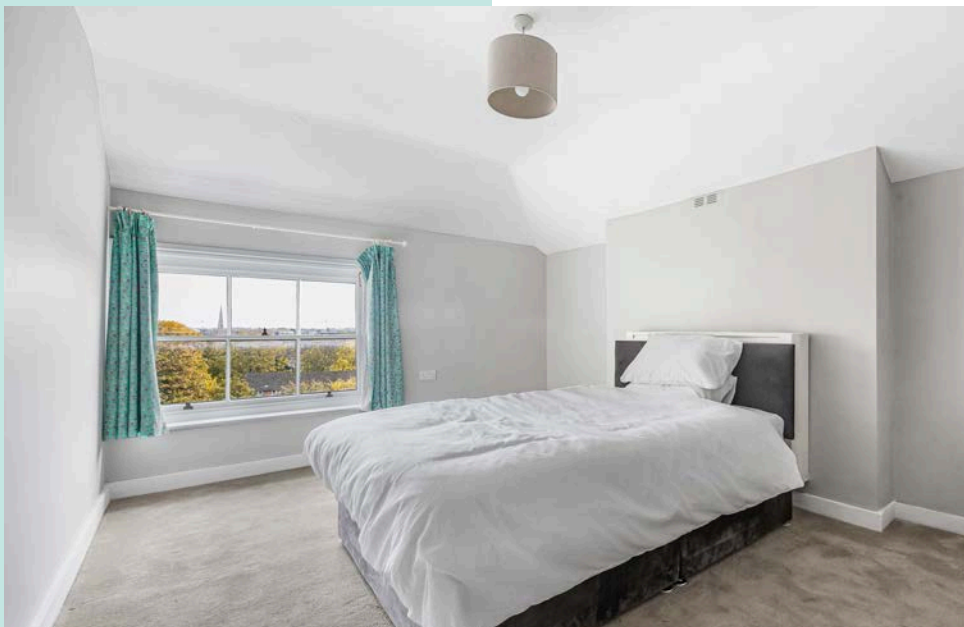
Perfectly positioned within walking distance of Reading's mainline station and The Oracle shopping centre, giving access to a wide range of shops, restaurants and more.

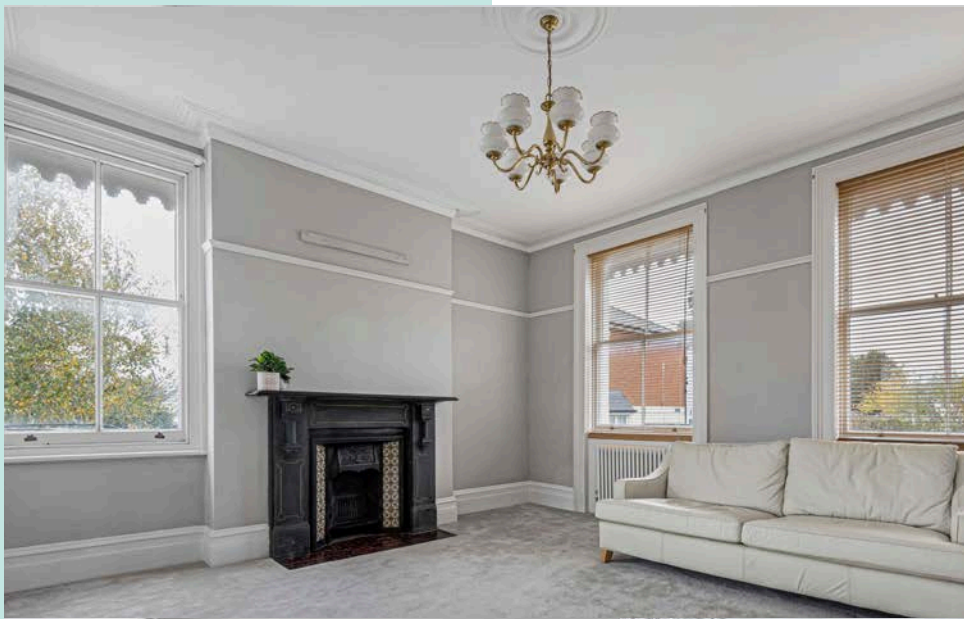


IN A NUTSHELL

Bedrooms	6	Reception Rooms	4
Bathrooms	2	Parking Spaces	2







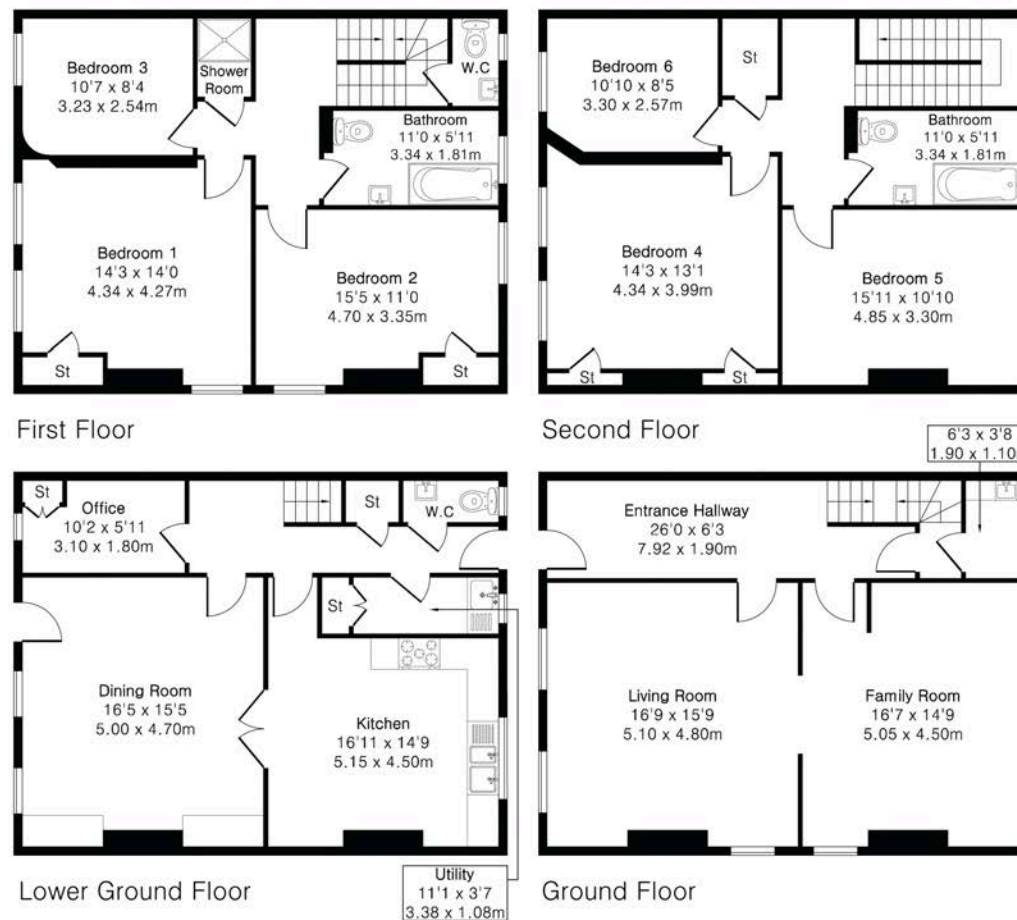
Approximate Gross Internal Area 2744 sq ft - 254.80 sq m

Lower Ground Floor Area 686 sq ft – 63.70 sq m

Ground Floor Area 686 sq ft – 63.70 sq m

First Floor Area 686 sq ft – 63.70 sq m

Second Floor Area 686 sq ft – 63.70 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.

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ADDITIONAL INFORMATION:

Parking

There is off-road parking and on-street parking requires resident and visitor 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 cabinet (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 Grade II listed and is located in the Russell Street/ Castle Hill Conservation area.

The property is located within the area identified by Reading Borough Council that required remedial treatment as part of the chalk mine ground investigations and ground stabilisation scheme between 2010-2012.



AREA GUIDE READING

Transport

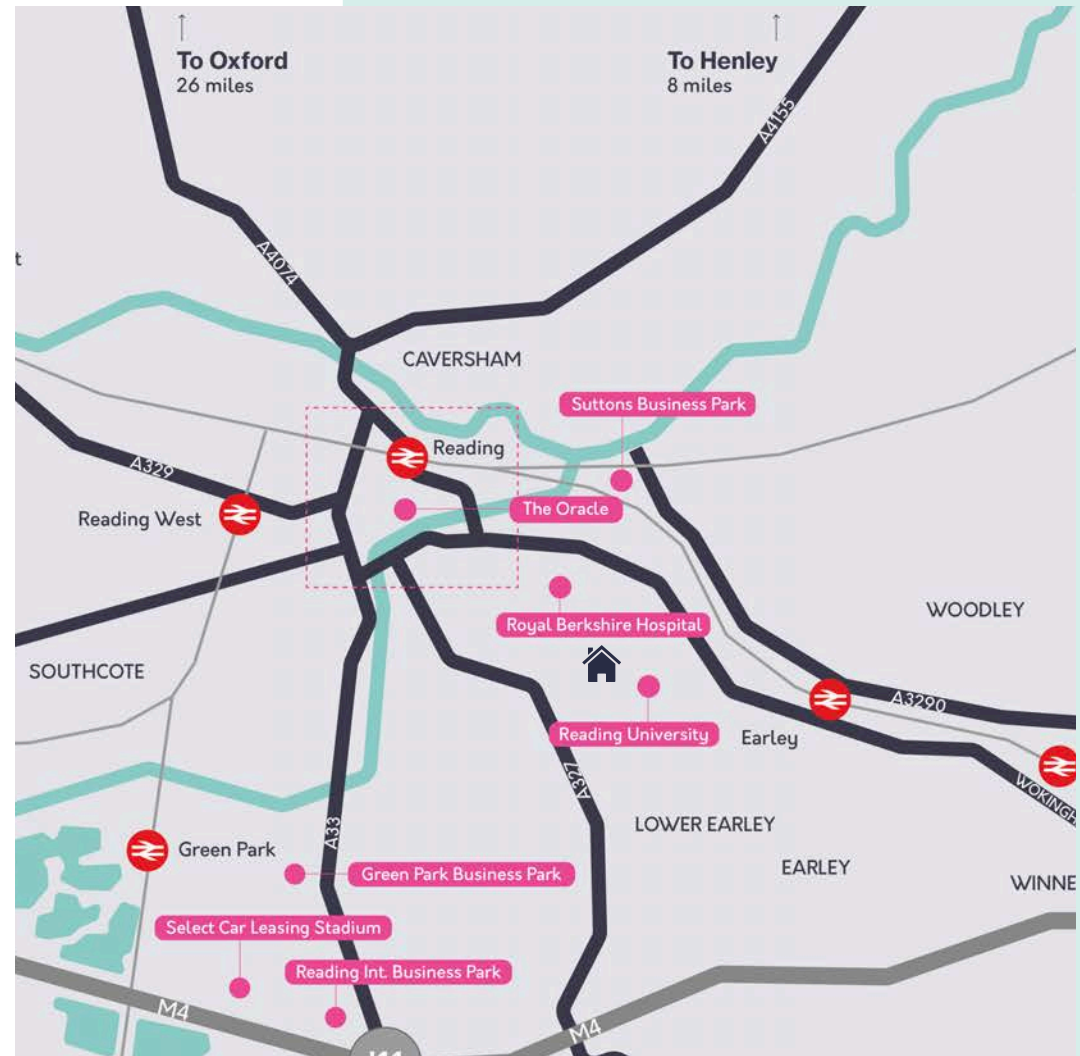
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

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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