12 Egerton Road, , Reading, RG2 8HQ

£575,000

This beautifully remodelled and extended semi-detached home offers a superb standard of specification and presentation throughout, creating a stylish and contemporary living environment. Occupying a quiet cul-de-sac setting and backing onto the grounds of Crossfield School, the property is approached via electric gates, leading to a generous driveway and a single garage. The accommodation has been thoughtfully designed with modern living in mind. At the heart of the home is a striking open-plan living space, where contemporary design meets functionality. Sliding black-framed doors create a seamless connection to a landscaped, south-facing patio terrace, while an electrically operated lantern floods the space with natural light. The kitchen is both elegant and practical, centred around a feature island with breakfast bar, and flows effortlessly into a flexible dining area suited to both everyday living and entertaining. The ground floor also benefits from a double bedroom and a stylish family bathroom. Upstairs, there are two further well-proportioned double bedrooms served by a modern shower room.

- Extensively remodelled 3 Bedroom home
- Solar panels installed & upgraded to a high standard throughout
- Open-plan contemporary styled living-dining-kitchen area
- Living area with sliding panel doors to patio terrace
- Well-equipped kitchen with central island
- Bathroom and separate shower room with WC

Council tax band D
Council- Wokingham

Garden
A full width paved patio terrace enjoys a south facing aspect and is ideal for entertaining and al fresco dining with a useful door providing access to the garage and gated pedestrian access to the front of the property. A shallow step down leads to a further area of paved patio. The lawned garden has column lighting and a stepping stone pathway leads to the rear of the garden and a timber storage shed. There are well-stocked raised planters with spot-lighting and an irrigation system to compliment the garden.

Additional information:
Parking
The property has an electric gate opening to a resin driveway with parking for multiple vehicles and a single garage.

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

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 go to the Ofcom web-site “Broadband and mobile coverage checker”

Specification
Specification -Open-plan kitchen-living-dining room
Electrically operated roof lantern
Ambient lighting
Italian wood-effect tiled floor
Wet underfloor heating
Quartz work surfaces
Integrated dishwasher & washer dryer
Neff double oven and Gas hob

General
Electric underfloor heating to main bathroom
Solar panels feed in to the National Grid
EV charging point

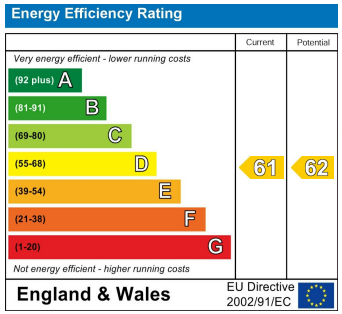
Approximate Gross Internal Area 1473 sq ft - 137 sq m
(Including Garage)

Ground Floor Area 930 sq ft – 86 sq m
First Floor Area 374 sq ft – 35 sq m
Garage Area 169 sq ft – 16 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

HASLAMS Sales



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