

Hamilton Road

£585,000

HASLAMS
Sales

Reading, RG1 5RB



Situated within the South Park Conservation Area in the highly sought-after University area of Reading, this attractive period semi-detached home combines character, convenience, and future potential. Set behind a walled frontage, the property benefits from generous driveway parking and offers excellent scope for extension or reconfiguration, subject to the usual planning consents. Internally, the accommodation is well balanced, featuring an impressive living room with wood-burning stove, complemented by a separate dining room with doors opening onto a private, low-maintenance garden, ideal for both entertaining and everyday living. The first floor provides two bedrooms, with the principal bedroom enjoying the benefit of an en suite, creating a comfortable and practical layout.

The location is a key highlight, with the University campus, Royal Berkshire Hospital, and scenic walks around Whiteknights Lake all close at hand. The area is well served by a selection of highly regarded state and independent schools, while Reading town centre, including the mainline railway station and the riverside shops and restaurants of The Oracle, is within walking distance. Excellent transport connections include local bus routes, easy access to the M4 via the A329(M), nearby business parks and Earley railway station within convenient reach.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Period semi-detached home in Conservation area
- 2 Bedrooms, principal with en suite
- Living room with wood stove
- Dining room with door to garden
- Generous driveway parking for multiple cars
- Ground floor shower room; Established garden





Council tax band D

Council- RBC

Garden

A low-maintenance garden with an area of paved patio with raised shrub beds. There is a useful storage shed and side door access to the garage and pedestrian gated access to the front of the house.

Additional information:

Parking

There is a generous gaveled driveway providing off-road parking for multiple vehicles and a timber 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"

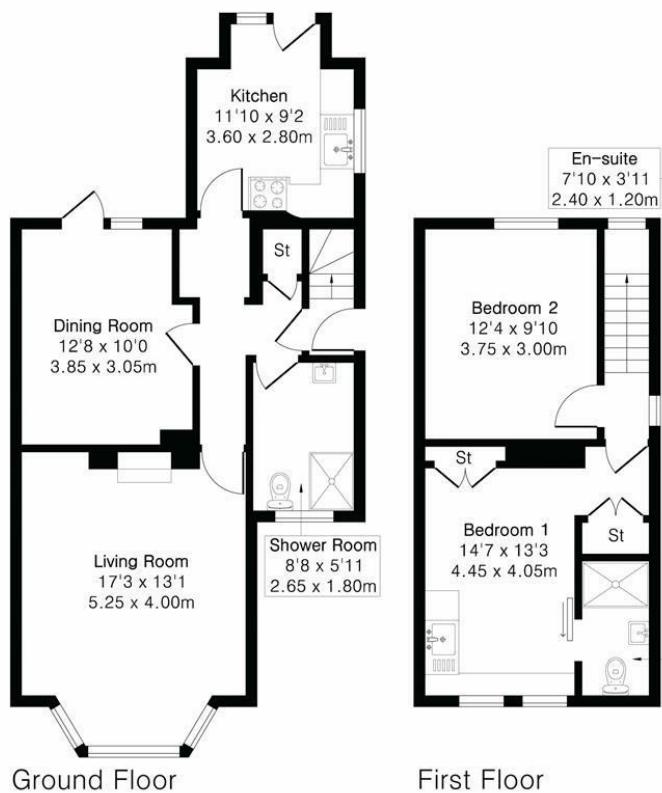
The property is located in the South Park Conservation area.

Floorplan

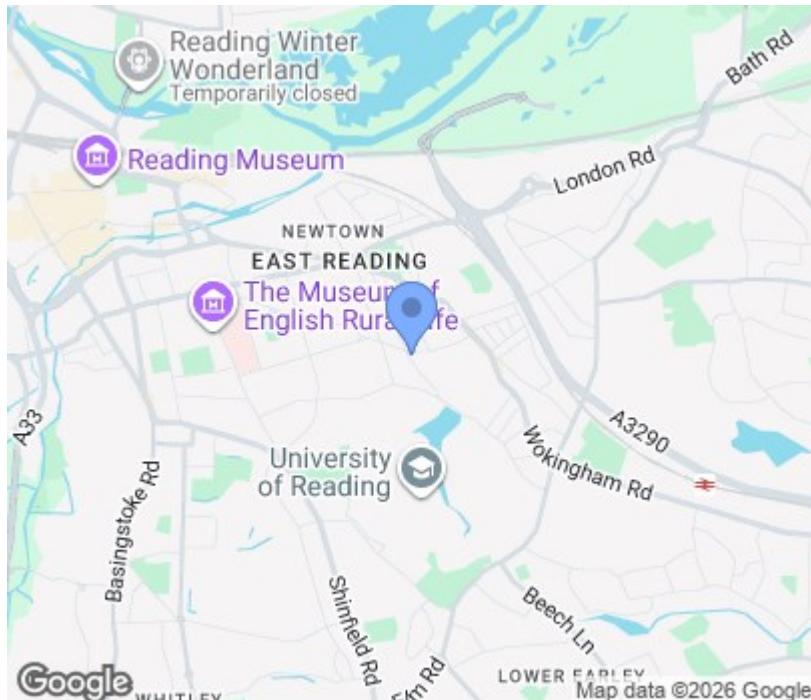
Approximate Gross Internal Area 944 sq ft - 87 sq m

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 359 sq ft – 33 sq m



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.



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Energy Efficiency Rating		
	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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