



A beautifully reimagined period semi-detached house offering refined contemporary living across four meticulously curated levels, located in a desirable residential area close to the heart of town.

This elegant home has undergone an extensive and sensitive renovation, seamlessly blending original character with carefully considered modern interventions. The result is a space of rare quality and quiet sophistication, finished to an exacting specification throughout.

At ground level, two generous reception rooms offer flexibility for both intimate and open-plan living, defined by clean lines and abundant natural light. To the rear, a striking Schüller kitchen and breakfast space sits beneath a vaulted ceiling – a dramatic architectural moment that creates a sense of volume and calm. High-spec integrated appliances are discreetly incorporated, allowing form and function to work in harmony. Twin sets of bi-folding doors open directly onto a secluded internal courtyard and a beautifully landscaped south-facing garden. The location balances residential tranquility with convenience. The house is a short walk from Reading West station and is well connected by local bus routes, placing both town centre amenities and excellent transport links within easy reach.

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

sales@haslams.net
0118 960 1000



- Extended semi detached
- Modern Kitchen/Breakfast room with vaulted ceiling
- 3 Bedrooms
- Ensuite shower
- Utility and cloakroom
- Landscaped garden





Council tax band E

Council- RBC

Garden

Bi-folding doors from the kitchen open onto a serene internal courtyard, where large-format floor tiles mirror those found inside, creating an effortless continuation between interior and exterior. This cleverly conceived outdoor space becomes an extension of the kitchen, a sheltered spot for morning coffee or quiet reflection while a discreet side gate provides direct access to the front of the house. To the rear, the landscaped garden faces south, with a paved terrace, finished in the same tile as the interior and courtyard, establishes a seamless visual rhythm and offers an ideal setting for al fresco dining or evening gatherings. Steps descend to a carefully curated lawn bordered by raised, rendered shrub beds, equipped with a discreet irrigation system that ensures low-maintenance greenery and a heightened sense of privacy. A stepping-stone pathway draws the eye to the rear of the garden, where a set of steps ascends to a raised deck crafted from composite materials, a contemporary seating area complete with integrated storage beneath, perfectly oriented to catch the last light of day.

Additional information:

- Schüller Quartz grey next125 Kitchen units & fittings with Corian work surfaces
- Franke boiler and filtrated water tap
- 4x Velux motorised windows with control unit and rain monitoring sensors
- 1x Neff "Bean to Cup" built in coffee maker
- Bora Classic Induction Hob; Separate Neff Microwave, Grill and Oven, 1x Oven and Grill and 1x Steam Oven
- 2x Warming drawers
- Integrated Neff Fridge, Neff Freezer and Neff Dishwasher
- Underfloor electric heating
- Water filtration system
- Worcester Bosh Combination Boiler and Wave Wi-Fi control technology

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"

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"

Floorplan

Approximate Gross Internal Area 1659 sq ft - 154 sq m
Lower Ground Floor Area 322 sq ft – 30 sq m
Ground Floor Area 766 sq ft – 71 sq m
First Floor Area 347 sq ft – 32 sq m
Second Floor Area 224 sq ft – 21 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.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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