

# The Sadlers

£565,000

**HASLAMS**  
Sales

Reading, RG31 6QZ



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Haslams are pleased to offer this well-presented detached family home, positioned within a quiet and highly sought-after cul-de-sac in Tilehurst. The property is conveniently located for local shops, transport links, and an array of green spaces, including the nearby Sulham Woods. A number of well-regarded schools are also situated within close proximity.

Externally, the property benefits from off-road parking with an EV charging point, a 17 ft garage, and useful side access.

Internally, the accommodation is both well-proportioned and thoughtfully arranged. A 16 ft lounge opens into a separate family dining room, while the modern kitchen/breakfast room is fitted with integrated appliances and further enhanced by a pantry. A ground-floor cloakroom completes the downstairs layout.

To the first floor are three generously sized bedrooms, including a principal bedroom with an ensuite shower room, complemented by a contemporary family shower room.

The rear garden is privately enclosed and attractively landscaped, featuring raised decking leading to a patio and lawn, along with useful storage space. This versatile outdoor area is ideal for both entertaining and everyday family enjoyment.

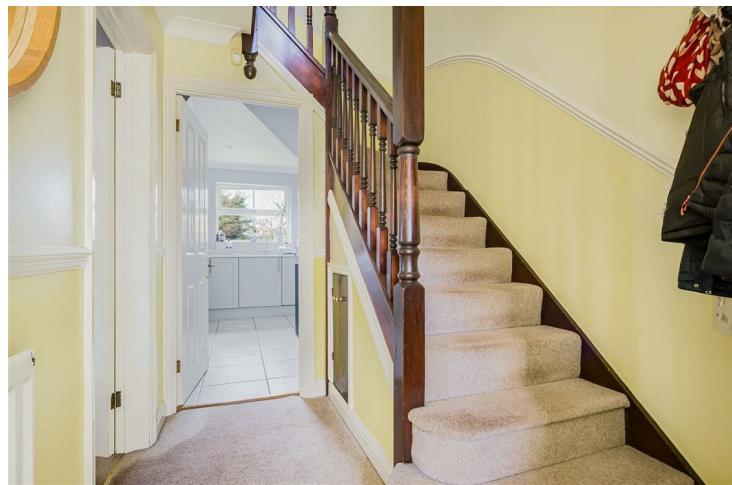
Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Detached family home
- Cul de sac location
- 3 bedrooms
- Modern kitchen with integrated appliances
- Ensuite shower room
- EV charging point and garage





Council tax band E

Council- WBC

Additional information:

Parking

There is parking available at the property with EV charging point

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

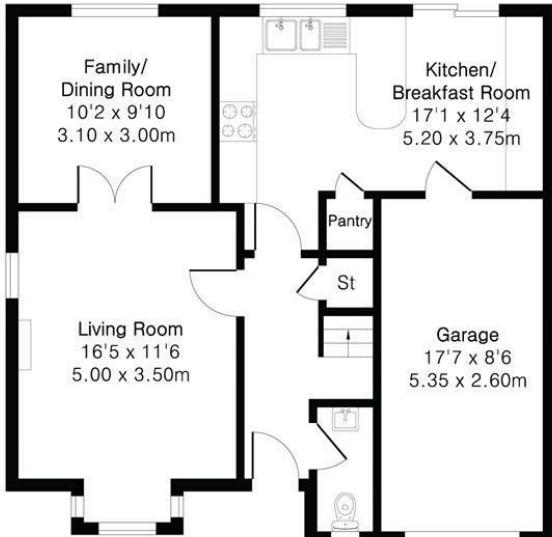
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

## Floorplan

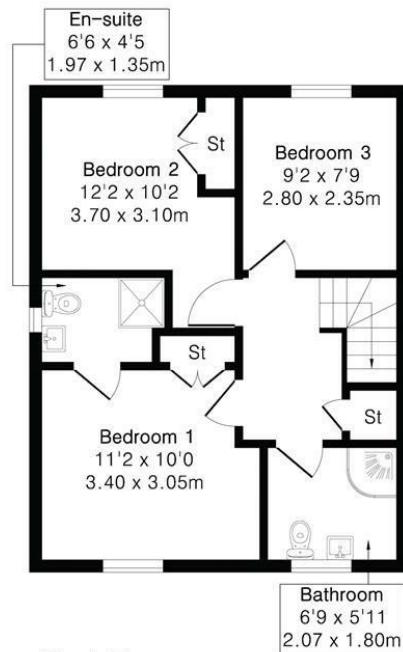
### Approximate Gross Internal Area 1174 sq ft - 109 sq m (Including Garage)

Ground Floor Area 718 sq ft - 67 sq m

First Floor Area 456 sq ft - 42 sq m



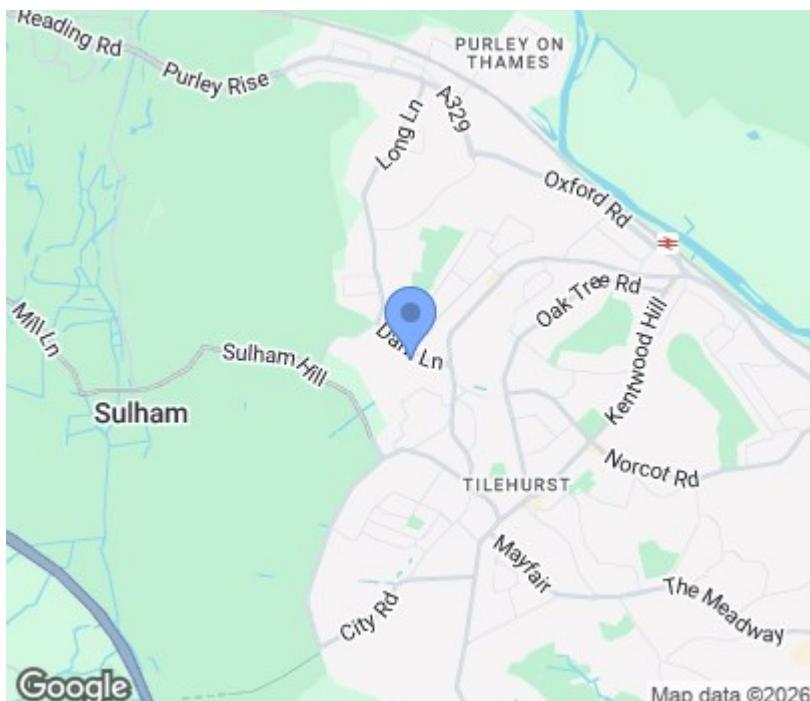
Ground Floor



First Floor



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 |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 83        |
| (69-80) C                                   | 71      |           |
| (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                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.