

Cressingham Road

£435,000

HASLAMS
Sales

Reading, RG2 7RX



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Situated on a sought-after road in the South Reading area, this property enjoys excellent access to a wide range of local amenities, including multiple retail parks, regular public transport links into the town centre, and convenient road connections via the M4 at junction 11.

Located within a small cluster of detached homes, the property offers a practical and well-balanced layout. The ground floor features a spacious living and dining room with a large under-stairs cupboard, a fitted kitchen, and a useful cloakroom.

Upstairs, the first floor provides three well-proportioned bedrooms benefiting from storage along with an ensuite shower and family bathroom, offering comfortable accommodation for families, couples, or those looking for additional space.

To the rear, the property benefits from a privately enclosed patio garden, providing a low-maintenance outdoor area ideal for entertaining. To the front of the property is of road parking for several cars leading to the garage.

Being sold with no onward chain complications, this home presents an excellent opportunity for buyers seeking a straightforward and hassle-free purchase in a convenient and well-connected location.

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

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0118 960 1000



- Detached property
- 3 Bedrooms
- South facing garden
- Cloakroom & Ensuite shower
- Garage & Off road parking
- No onward chain





Council tax band

Council-

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles and a 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

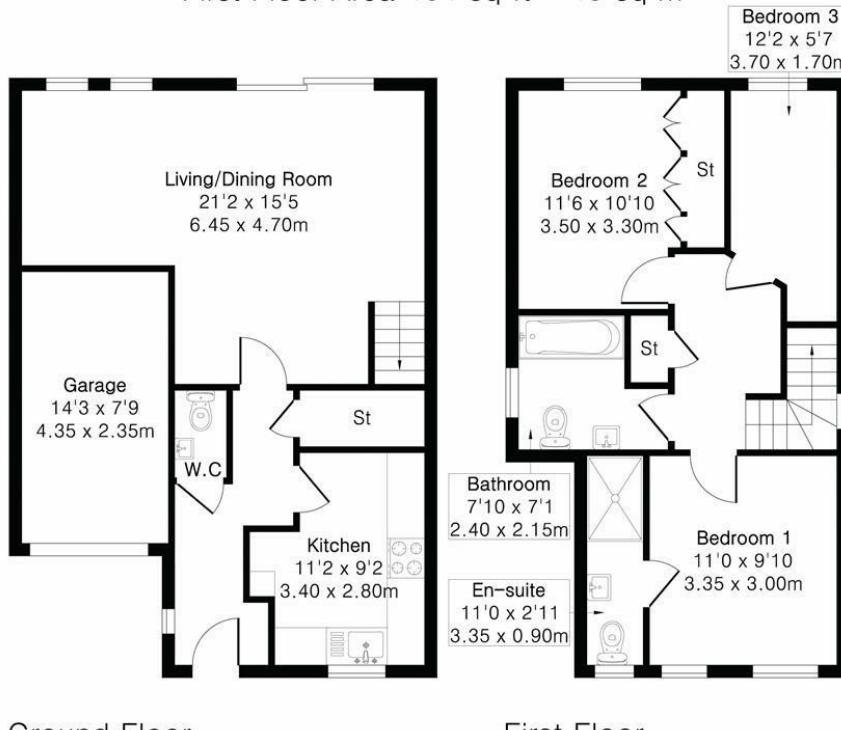
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

**Approximate Gross Internal Area 1051 sq ft - 98 sq m
(Including Garage)**

Ground Floor Area 587 sq ft - 55 sq m

First Floor Area 464 sq ft - 43 sq m

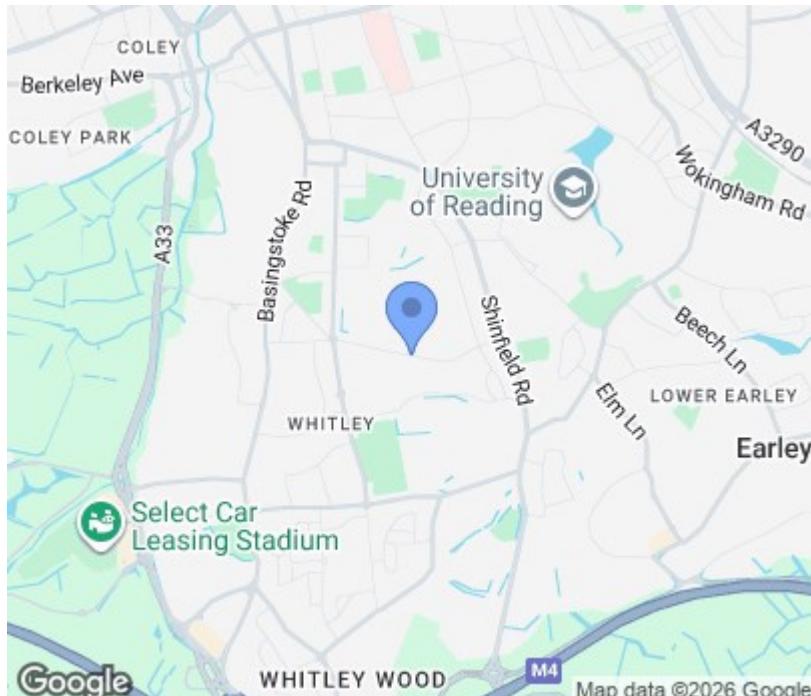


Ground Floor

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		85
(69-80) C		
(55-68) D		68
(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.