



Situated on a popular residential road in South Reading, this extended and well-maintained three-bedroom home offers excellent access to a wide range of local amenities, including supermarkets, desirable schools, retail parks, a leisure centre, and highly convenient transport links such as Green Park Station, regular bus routes, and M4 Junction 11.

The property features two spacious reception rooms, a refitted galley-style kitchen, a ground-floor cloakroom, three well-proportioned bedrooms, and a modern family bathroom. To the rear, a landscaped south-facing garden provides an ideal outdoor space for entertaining.

Further benefits include off-road parking to the front and a garage located in a nearby block.

Early viewing is highly recommended.

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

sales@haslams.net
0118 960 1000



- Extended property
- 3 bedrooms
- 2 reception rooms
- Cloakroom
- Ample off road parking
- Garage in nearby block





Council tax band C

Council- Reading

Additional information:

Parking

The property has a driveway with parking for multiple vehicles and a garage in a nearby block

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)

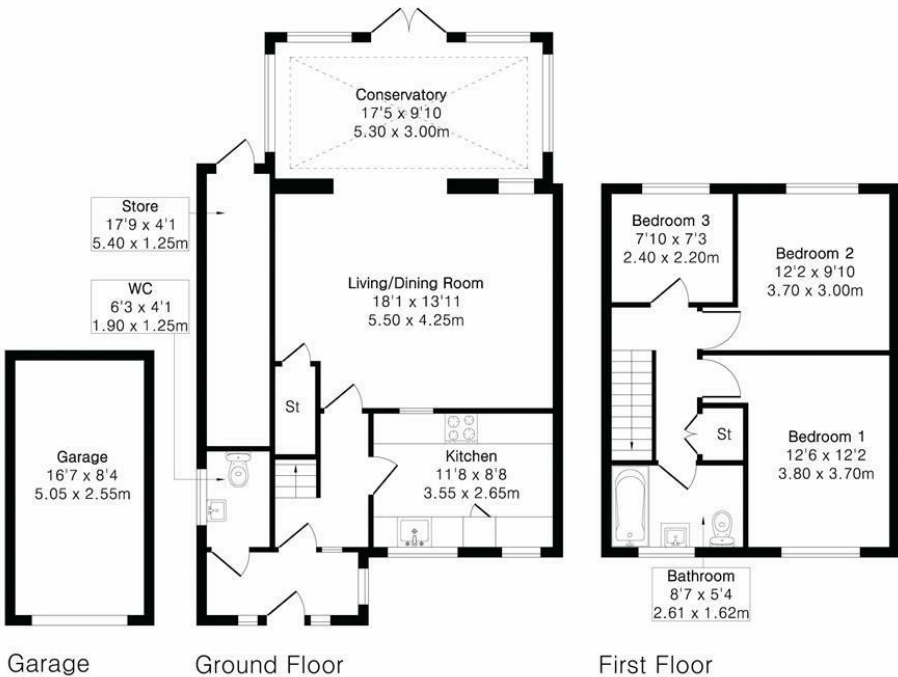
Mobile phone coverage

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 1151 sq ft - 107 sq m
(Excluding Garage)

Ground Floor Area 737 sq ft – 68 sq m
First Floor Area 414 sq ft – 39 sq m
Garage Area 139 sq ft – 13 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		90
(81-91) B		
(69-80) C	70	
(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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