



Set along a desirable road in the Reading University district, this impressive detached residence enjoys a prime position within easy reach of excellent transport links, local amenities, and the vibrant Reading town centre.

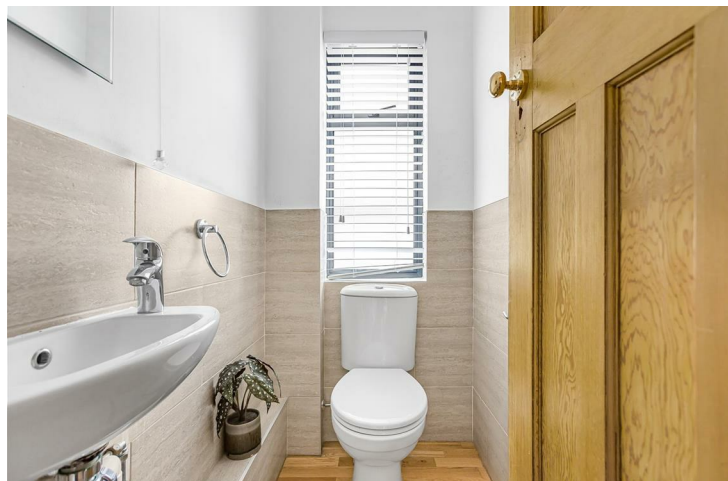
Beautifully presented throughout, the property offers an elegant and versatile layout designed to accommodate modern family living. The ground floor showcases a generous 17ft living room with an attractive bay window, a sophisticated family room, a dedicated study, and a thoughtfully appointed kitchen that flows seamlessly into a stunning 16ft dining room. Complete with contemporary bi-fold doors opening onto the rear garden, this space is ideal for both everyday living and entertaining.

The first floor hosts four well-proportioned bedrooms, including two ensuite bedrooms, complemented by a family bathroom and an additional W/C.

Outside, the rear garden features a smart patio area leading onto a well-maintained lawn with convenient side access. To the front, the property benefits from off-road parking via a dropped kerb.

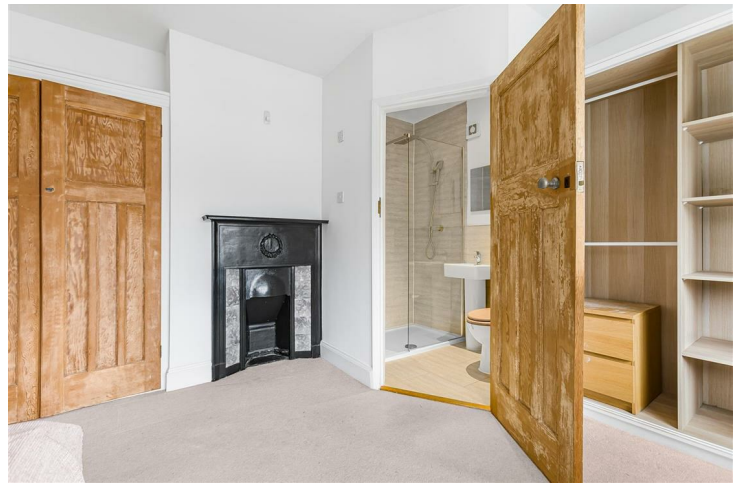
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Reading university area
- Detached family home
- 4 Reception rooms
- 2 ensuite bathrooms & family bathroom
- Off road parking
- No onward chain





Council tax band F

Council- RBC

Additional information:

Parking

The property has a gravel driveway with parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Standard – ADSL/copper wire

Mobile phone coverage

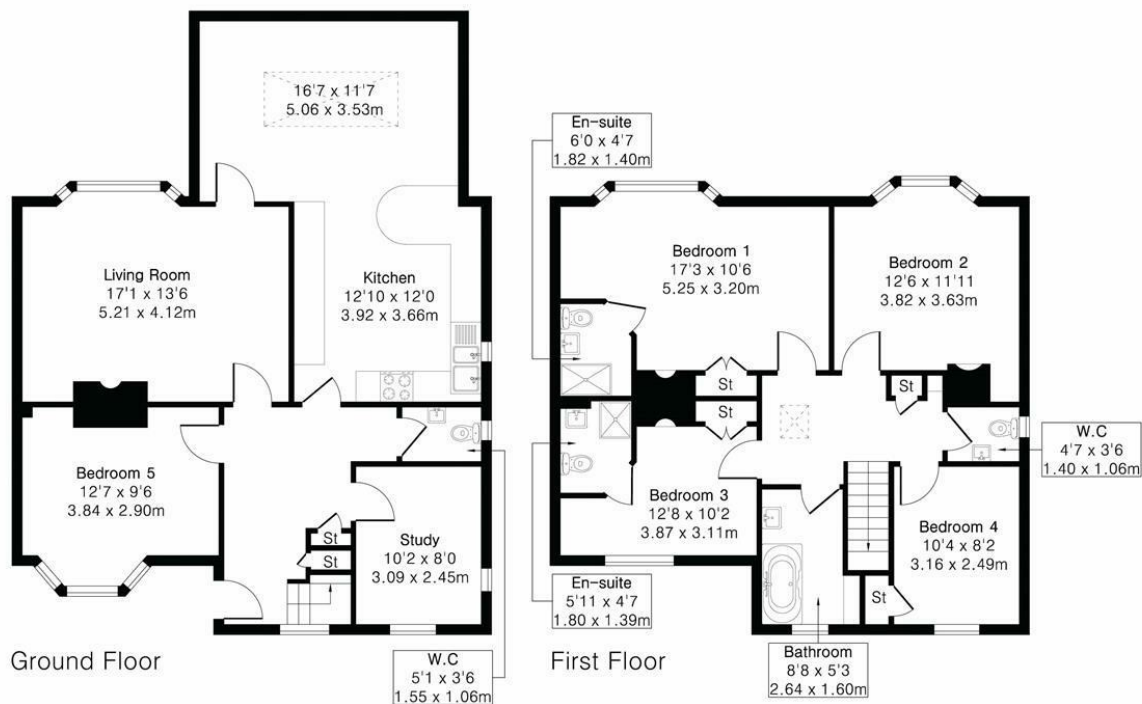
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1691 sq ft - 157 sq m

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 745 sq ft – 69 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
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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.