



# RESERVOIR CRESCENT

READING • RG1 6FG

**HASLAM'S**

1838

COLLECTION



INTRODUCING

# RESERVOIR CRESCENT

READING • RG1 6FG

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£675,000

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Set in an exclusive Bewley Homes development and bordering a peaceful wooded copse is an exceptional three-storey home in Reservoir Crescent. The home blends contemporary design with external character in a sought-after address with easy access to Reading town centre and mainline station.

The ground floor is accessed via a bright entrance hallway, setting the tone for the rest of the property. From here, you are led into a spacious kitchen/dining room with sleek cabinetry, quality integrated appliances and expansive bifold doors that open directly onto the garden.

The ground floor is further complemented by a flexible study area, perfect for home working or additional reception space, along with a cloakroom and internal access to the garage.

On the first floor, the elegant living room opens onto a private terrace balcony and enjoys views across the copse. This floor has a generous guest bedroom with an en-suite and an additional bedroom served by a family bathroom.

Occupying the top floor, the principal suite is complete with an en-suite shower room and offers ample storage. A further bedroom on this floor provides flexibility for a guest room or children's room.

The property benefits from driveway parking and an integral garage. The communal grounds are immaculately maintained and include a dedicated play area. Residents can enjoy access to the adjoining wooded copse and is perfect for those who love a woodland walk.

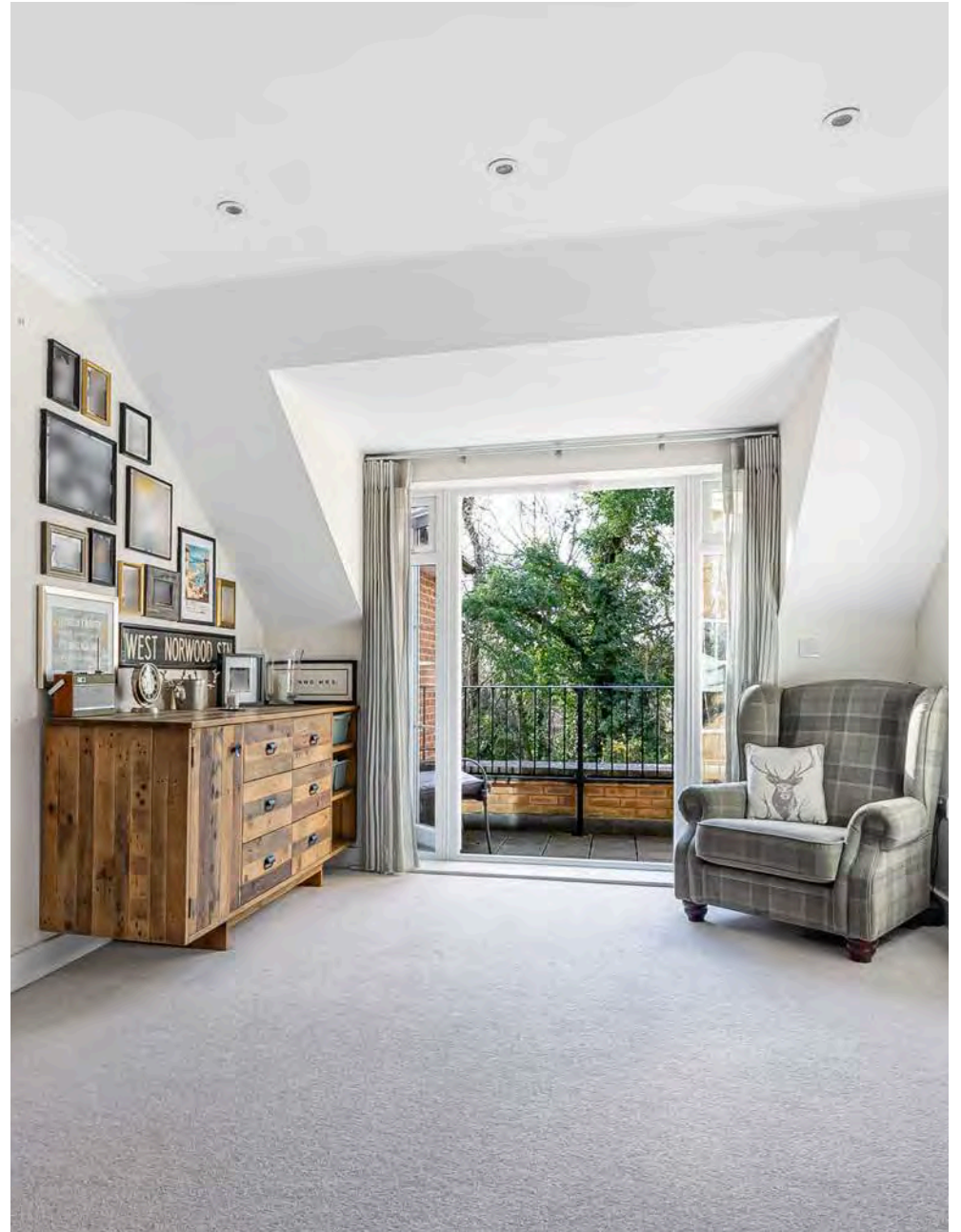


# IN A NUTSHELL

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Bedrooms 4 Reception Rooms 2  
Bathrooms 3 Parking Spaces 2







## THE OWNER'S STORY

We moved here from London as a couple, drawn by the perfect balance of convenience and calm that Reservoir Crescent offers. In five minutes, you can be in Reading town centre with every amenity on hand, from great restaurants and bars to taxis and buses that make evenings out effortless. Not forgetting we're in the radius for every Deliveroo option for a cosy evening in with a glass of wine on the balcony to watch the sunset.

The station is close by too, making commuting into London simple and reliable. Yet life on the crescent feels wonderfully peaceful. It's incredibly quiet, and it's not unusual to look out and spot a squirrel or even a deer passing through.

The house has evolved beautifully with us. Initially, the perfect space for a couple hosting friends, with a generous lounge, multiple bathrooms, and plenty of space for guests to stay. It has since adapted seamlessly into a superb family home.

The streets feel safe and neighbourly, perfect for children to play. And when you want to venture away from the house, a ten-minute drive takes you to the river, into the countryside or onto the M4 ready for adventures further afield.

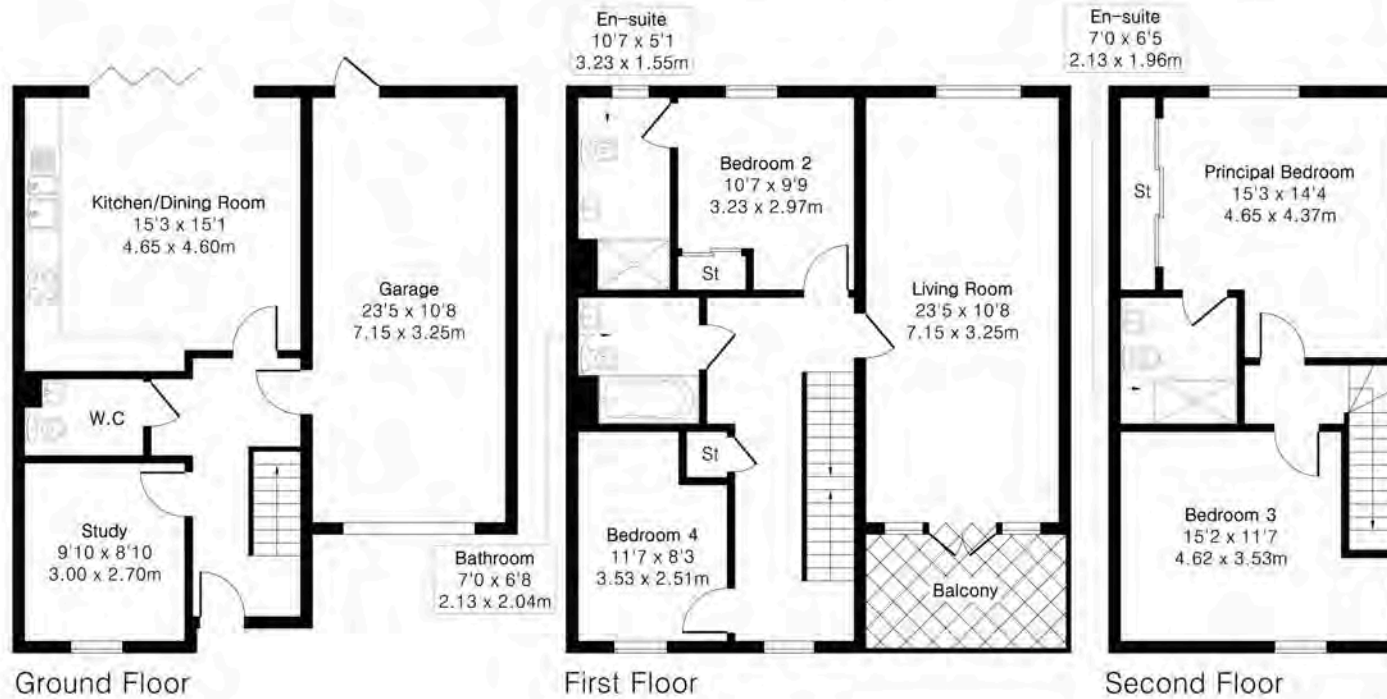


**Approximate Gross Internal Area 1896 sq ft - 176 sq m  
(Including Garage)**

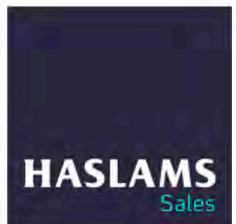
Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 723 sq ft – 67 sq m

Second Floor Area 458 sq ft – 43 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



## **ADDITIONAL INFORMATION:**

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### **Parking**

The property has driveway parking with an integral garage.

### **Services:**

Water – mains

Drainage – mains

Electricity - mains

Heating - air source heat pump

### **Broadband Connection:**

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 visit the “Broadband and mobile coverage checker” page on the Ofcom website

**EPC Rating: B**



# AREA GUIDE READING

## Transport

Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

## Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, St Joseph's, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crosfields.

## Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.



# HASLAM'S

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