



# WARWICK ROAD

READING • RG2 7AX

**HASLAM'S**

1838

COLLECTION



INTRODUCING

# WARWICK ROAD

READING • RG2 7AX

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£825,000

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A thoughtfully extended period semi-detached house, set within a sought-after address near Cintra Park.

The house has been carefully upgraded to retain and enhance its original character including Herringbone timber flooring which runs throughout the ground floor. The front living room retains a fireplace and decorative cornicing, mirrored by a second reception room also centred around a fireplace.

To the rear, a 25ft kitchen, dining and living space forms the focal point of the plan. Defined by black-framed Crittall glazing, the room opens directly onto the garden. Two roof lanterns draw in natural light from above, illuminating a well-considered kitchen complete with composite work surfaces and underfloor heating.

A WC and boot room complete the ground floor, providing practical access to both the front and rear gardens.

Upstairs, three bedrooms are arranged across the first floor alongside a modern bathroom. A further bedroom occupies the top floor, served by an additional shower room.

The rear garden is approximately 120ft long with a paved terrace leading onto a planted garden. A timber outbuilding offers flexible use as a studio, workspace or hobby room.

The house is well placed for a number of highly regarded independent schools, with local amenities, the university campus, hospital and business parks all within easy reach. Transport connections are strong, with nearby bus routes and convenient access to the M4

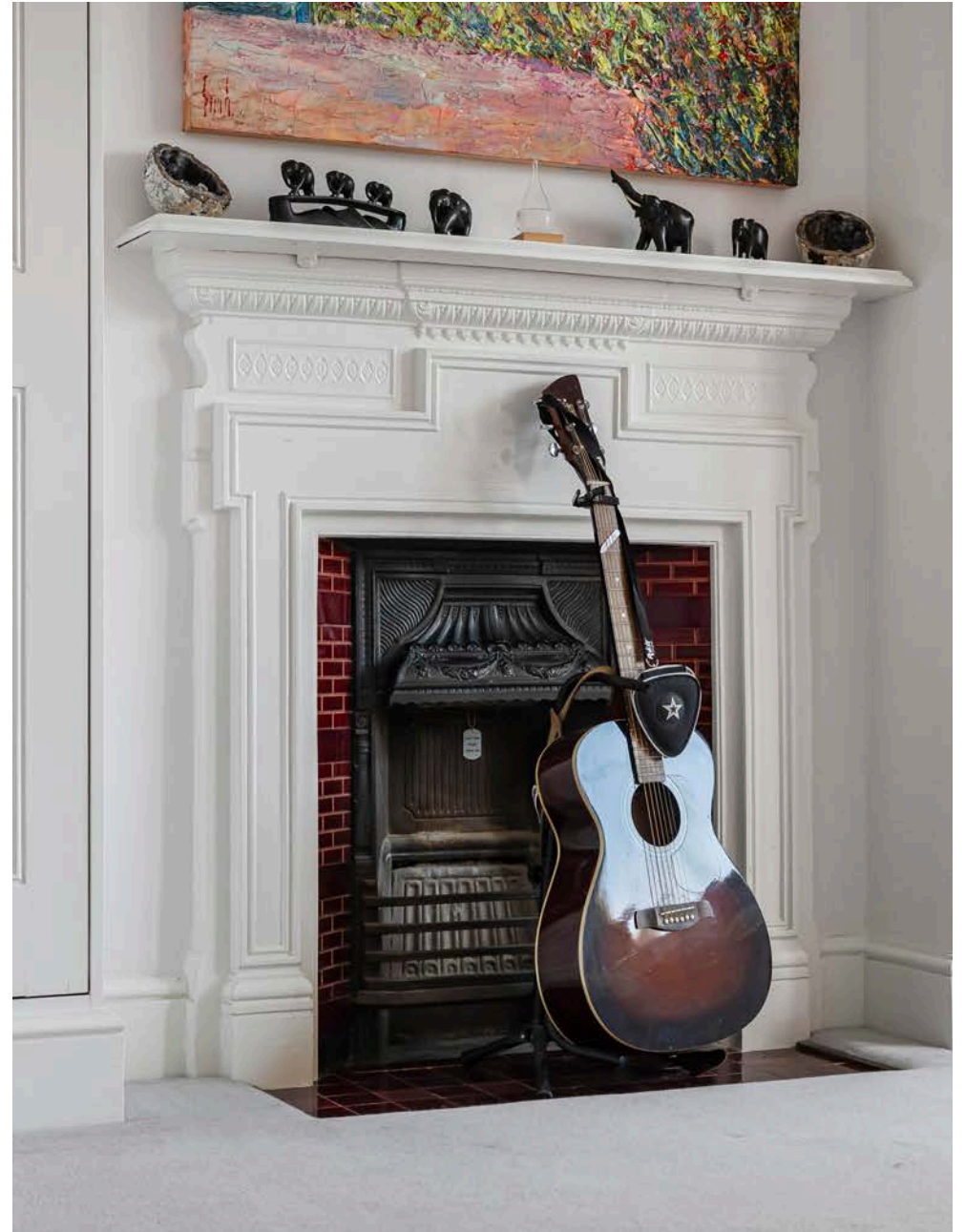


## IN A NUTSHELL

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Bedrooms 4 Reception Rooms 2  
Bathrooms 2 Parking Spaces 2







## THE OWNER'S STORY

We have spent a very happy 22 years in Warwick Road and have a deep affection for the house and for the small community in Warwick Road and Cintra Avenue.

There is a very active community where neighbours stay for many years and look out for each other and get together for street carols at Christmas and summer street parties.

We enjoyed walking our children to school every day and enjoying the green spaces including the University campus which is excellent for dog-walking.

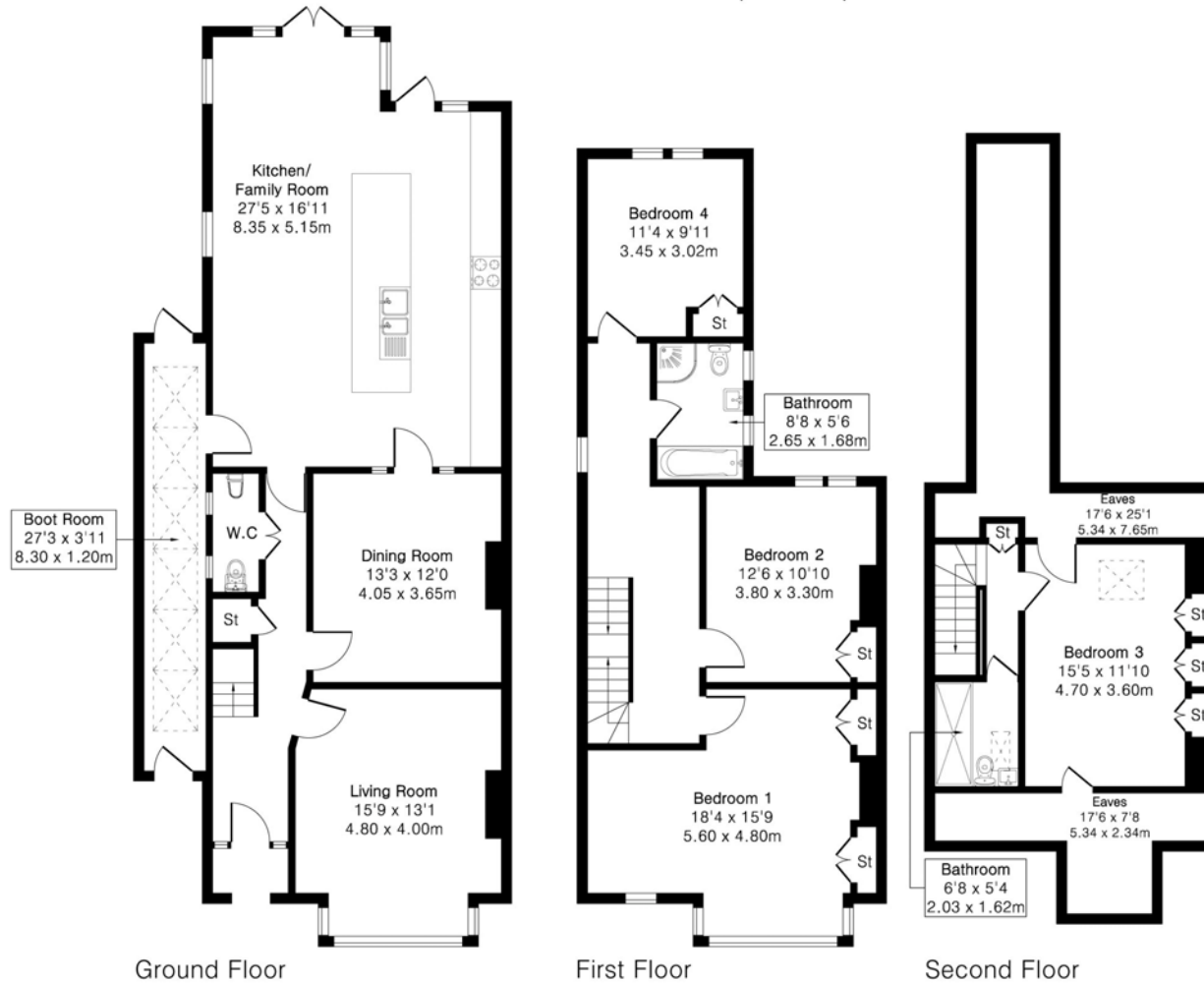


**Approximate Gross Internal Area 2071 sq ft - 192 sq m**

Ground Floor Area 1091 sq ft - 101 sq m

First Floor Area 707 sq ft - 66 sq m

Second Floor Area 273 sq ft - 25 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 a gravel driveway with an EV charging point.

### **Services:**

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - gas central heating

### **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

The property underwent some insurance backed remedial repair for subsidence in the 1990's.

**EPC Rating: E**

# AREA GUIDE READING

## Transport

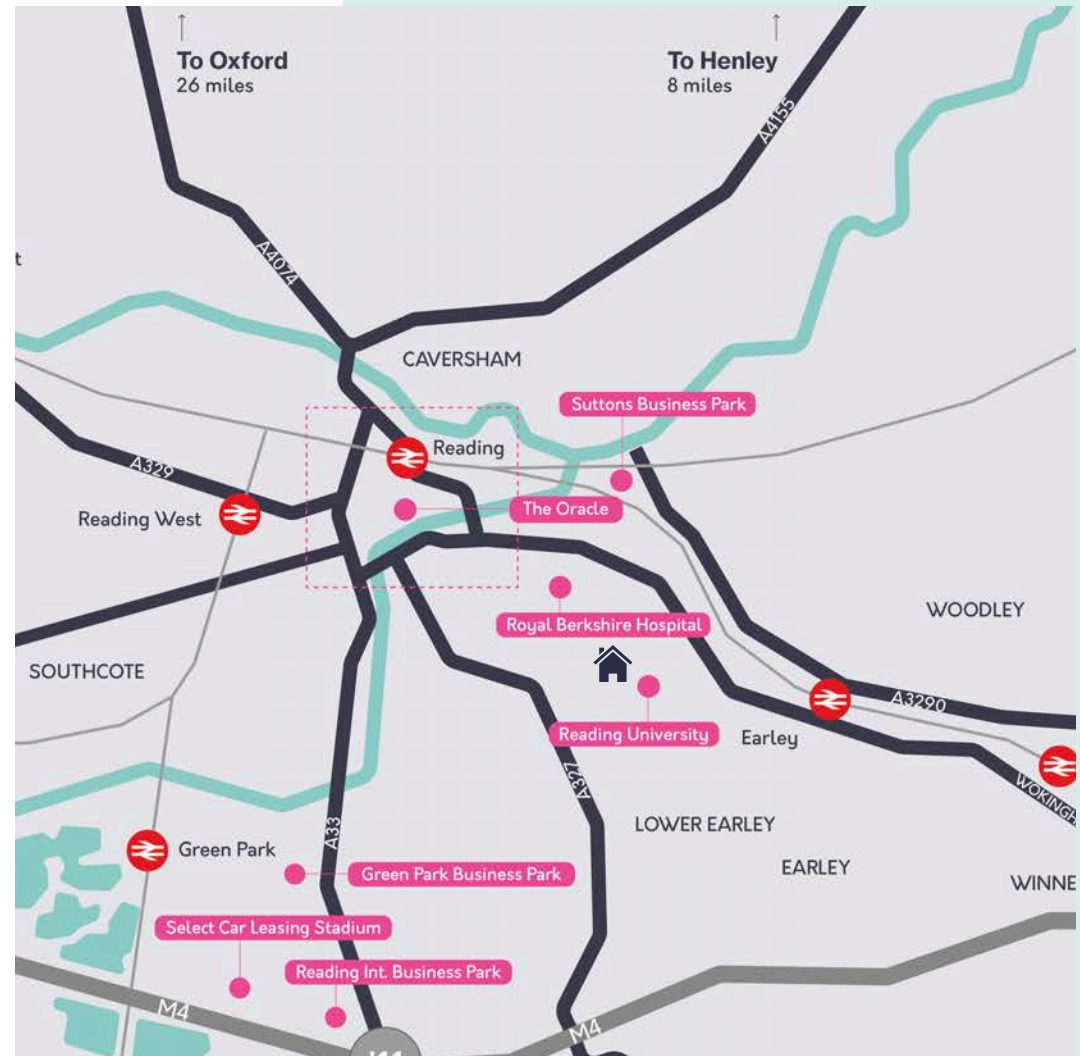
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

## 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.



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