

Water Road

£375,000

**HASLAM'S**  
Sales

Reading, RG30 2NN



A beautifully refurbished Victorian home moments from Prospect Park. This charming bay-fronted Victorian terrace perfectly blends period character with contemporary style, offering a home of exceptional quality just a short stroll from Prospect Park. Thoughtfully upgraded throughout, the property retains many original features and the ground floor features two inviting reception rooms, each with a feature fireplace and maple wood flooring. The dining room opens directly onto the delightful south-westerly facing garden a mature, private retreat with multiple seating areas, a fire pit, and a pizza oven, ideal for outdoor entertaining. The kitchen is fitted with solid wood worktops and a classic butler sink, complemented by a convenient ground-floor WC. Upstairs, there are two bedrooms and a beautifully appointed bathroom accessed via the main bedroom and featuring a roll-top claw-foot bath. From the second bedroom, a space-saving staircase leads to a versatile attic space, perfect as a creative workspace. To the front, the property benefits from off-road driveway parking and to the rear, a purpose-built home office provides the ideal setting for hybrid working or hobbies. Ideally positioned for Prospect Park, Reading West station, and excellent local transport links, this exceptional home offers period elegance, modern comfort, and a truly enviable lifestyle.

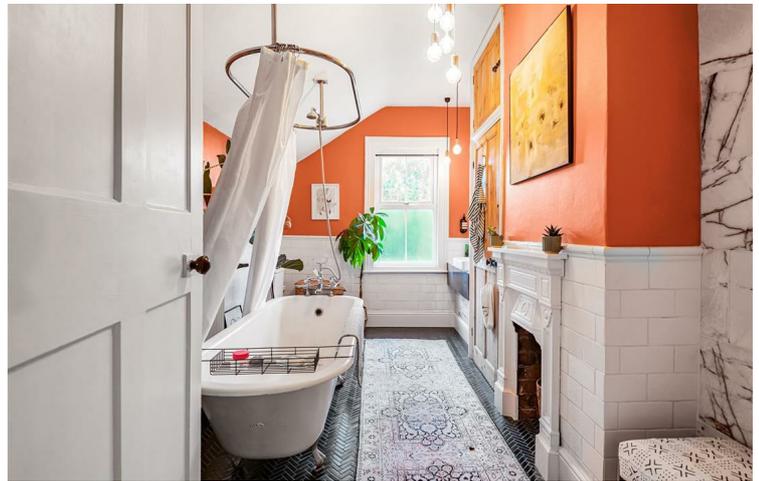
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net  
0118 960 1000



- 2 Bedrooms. Attic space with flexible use.
- Living room with bay window and fireplace
- Dining room with fireplace and door to garden
- Kitchen with solid wood worksurfaces, gas hob and oven
- 1st fl Bathroom with roll-top clawed foot bath; Ground floor WC/Utility area
- Driveway parking; Established garden with home office





**Garden**

The garden enjoys a south-westerly aspect and enjoys a high degree of privacy. There is a gravelled patio area with steps up to a further gravelled area with a pizza oven and raised sleep beds with an assortment of trees. A creeper-clad arch leads to a lawned area of garden with a sunken firepit with seating and a stepping stone pathway to a home office with power.

**Additional information:**

**Parking**  
There is a brick-paved driveway with parking for 1 vehicle

**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”

We understand that the vendors created the attic space in 2007. They have informed us that building regulations were adhered to; however, no formal sign-off was obtained. They have records indicating that the floors were reinforced with additional joists fixed to each brick wall and tied into the existing joists, with rigid foam insulation added to the roof and fibreglass insulation installed in the floor.

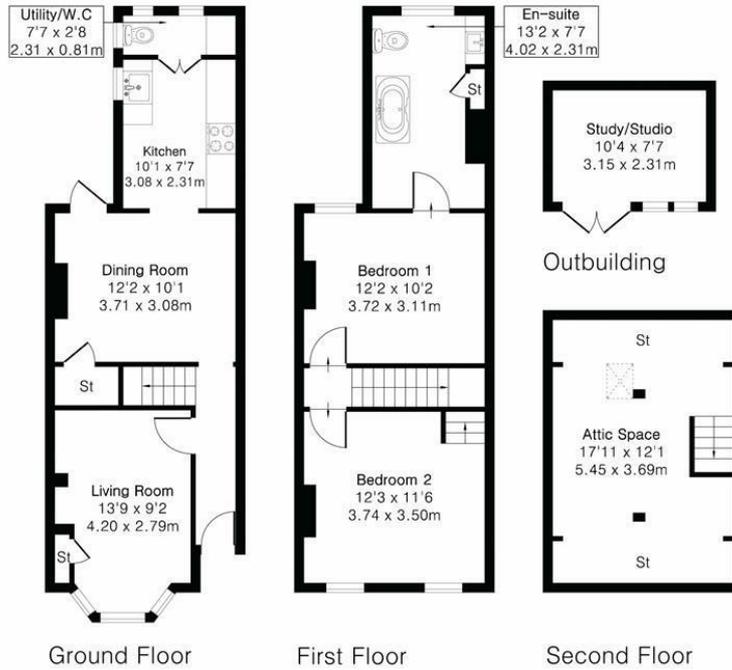


Council tax band D  
 Council- RBC

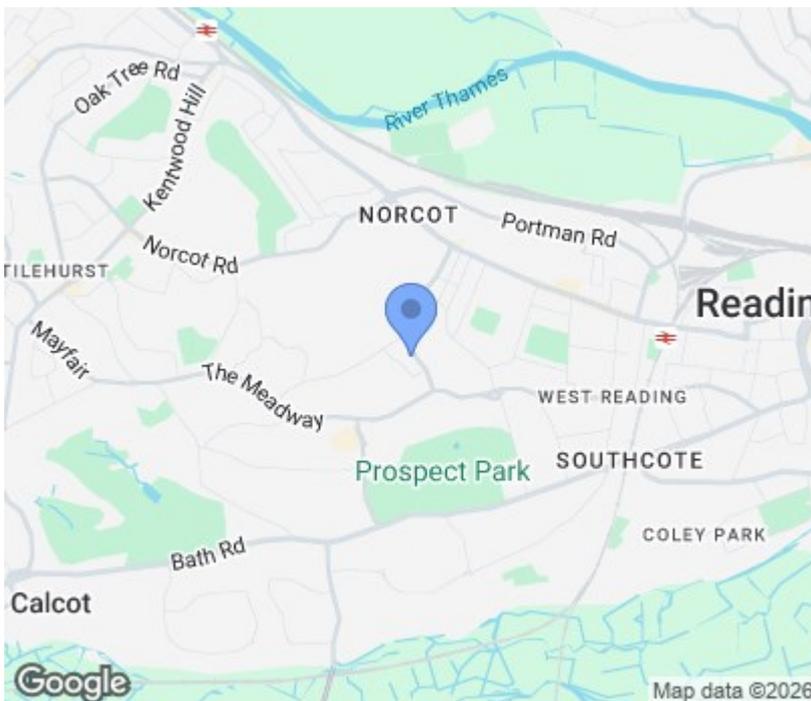
# Floorplan

## Approximate Gross Internal Area 1036 sq ft - 96 sq m (Excluding Outbuilding)

Ground Floor Area 410 sq ft – 38 sq m  
 First Floor Area 408 sq ft – 38 sq m  
 Second Floor Area 218 sq ft – 20 sq m  
 Outbuilding Area 78 sq ft – 7 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			78
(55-68) D		58	
(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.