HASLAMS Sales

Cintra Close

£525,000

Reading, RG2 7AL

5 3 2 C

Occupying one of the larger townhouses in this sought-after development in the University area by Bewley Homes, this four-storey home enjoys an enviable position backing directly onto Cintra Park. The location combines a peaceful, leafy setting with exceptional convenience, placing the University of Reading, the Royal Berkshire Hospital and the town centre within easy reach, alongside excellent transport links, regular bus services and access to the M4. The accommodation extends across four floors, offering five well-proportioned bedrooms, including principal and guest suites with en-suite shower rooms. One of the bedrooms also provides access, via a spiral staircase, to a versatile mezzanine study, creating an inspiring workspace or reading retreat. The ground floor is centred around a well-proportioned kitchen and dining space, designed for everyday living and entertaining, with doors opening directly onto a landscaped, south-facing garden. A guest cloakroom and internal access to the integral garage complete this level. Above, the first-floor sitting room is flooded with natural light and features a Juliet balcony overlooking the mature trees of Cintra Park. Situated within Reading's Article 4 area, the property offers an unusual degree of flexibility. It is currently licensed as a five-bedroom House in Multiple Occupation (HMO), presenting an attractive opportunity for investors, subject to the purchaser obtaining a new HMO licence in their own name. Equally, the generous proportions, adaptable layout and outstanding location make it an exceptional family home with a wide range of both state and independent schools within close proximity and is being offered for sale with vacant possession.

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

sales@haslams.net
0118 960 1000

- 5 bedrooms, principal and guest each with en-suites
- Kitchen-dining room overlooking south facing landscaped garden
- First floor living room with Juliet balcony
- University area address adjacent to Cintra Park
- Garage and driveway
- No onward chain

Council tax band F

Council- RBC

Garden

Enjoying a south aspect and bordering Cintra Park, the garden is low maintenance with a paved patio linking to a granite setts path that leads to the rear and is flanked by established shrub beds.

Additional information:

Parking
The property has driveway parking with a single integral garage.

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Service CHarge: £120 per annum towards upkeep of the development communal areas

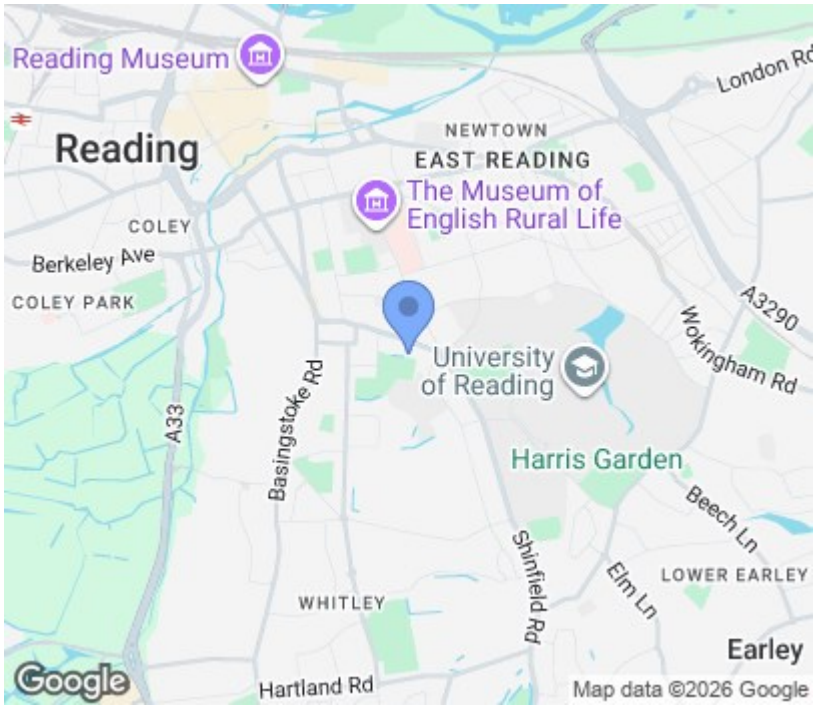
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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"

The property is located in an Article 4 area and has been used as a licensed House In Multiple Occupation and the current licence expires in August 2028, for a maximum of 5 residents.

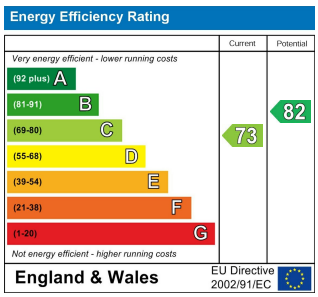
Floorplan

APPROXIMATE GROSS INTERNAL AREA
1603 SQ FT / 148.9 SQ M
(INCLUDING GARAGE)
This plan has been drawn for illustrative and identification purposes only.



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

sales@haslams.net
0118 960 1000



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