Hay Road

£525,000

Reading, RG1 6ER



4 2 2 D

This well-presented and extended family home enjoys a quiet setting in a sought-after address, conveniently positioned close to a local park, with a range of amenities and local school nearby. The versatile accommodation currently provides three bedrooms, with excellent potential to create a fourth bedroom by utilising the ground floor family room, which is complemented by a downstairs WC/shower room. The ground floor features laminate flooring throughout and offers two further reception rooms, providing flexible living and entertaining space. The sizeable dining area benefits from direct access to the side garden, which features a gazebo and provides an ideal space for outdoor entertaining. A fitted kitchen/breakfast room completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, each with laminate flooring, together with a modern family bathroom. The garden is a particular feature of the property, offering a good degree of privacy and providing a versatile outdoor space for both relaxing and entertaining. A garage is situated to the rear of the garden, providing useful parking and storage. The property is ideally located for access to the town centre and mainline station, with local bus routes also close by. There is convenient access to the M4 and surrounding business parks, making this an appealing home for families and commuters alike.

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

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- Corner plot position
- Extended detached home
- Option of 4 bedrooms; 1st floor Family bathroom
- Living room; Dining room with doors to garden; Separate Family room/Bed 4
- Kitchen-breakfast room: Downstairs WC/Shower
- Garage; Established private garden with gazebo










Council tax band D

Council- RBC

Garden

Enjoying a corner plot position with gated access to the front and gates opening to the side to access the detached garage and driveway located at the rear of the garden. The lawned garden features a side patio area with gazebo with outside power points.

Additional information:

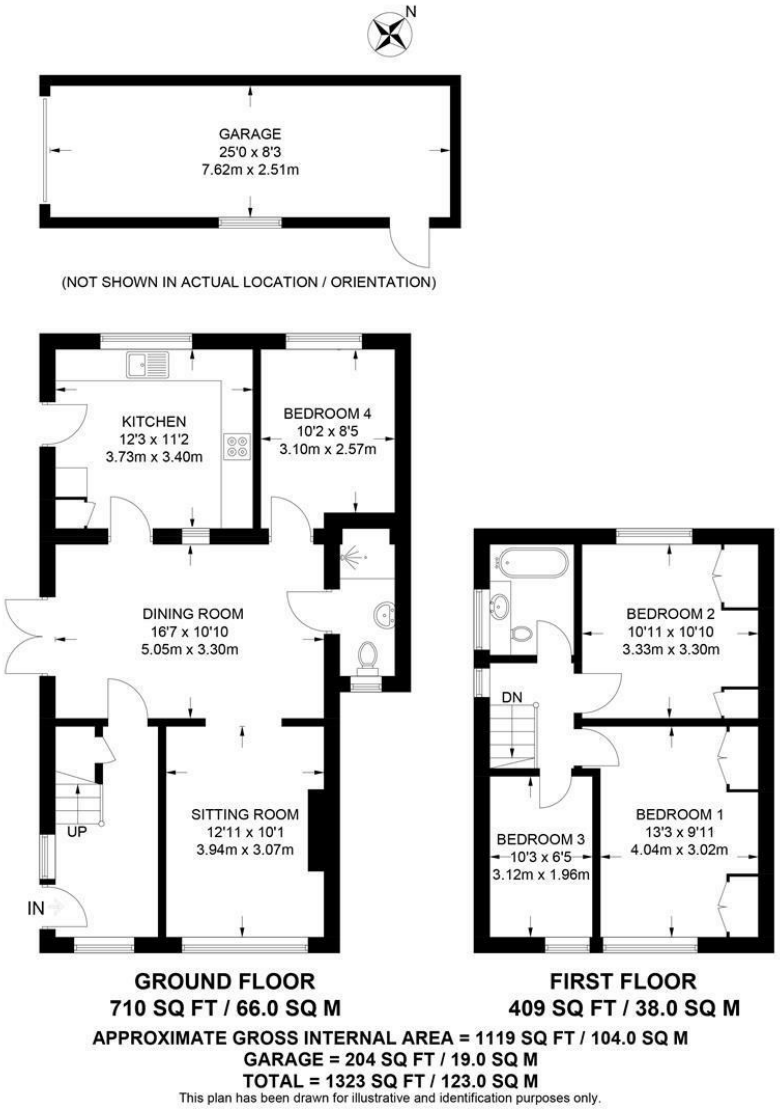
Parking
The property has gated access at the side of the garden to an area of driveway and a single garage.

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”

Floorplan



GROUND FLOOR
710 SQ FT / 66.0 SQ M

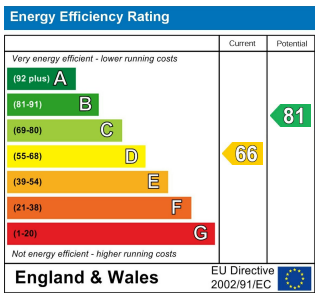
FIRST FLOOR
409 SQ FT / 38.0 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1119 SQ FT / 104.0 SQ M
GARAGE = 204 SQ FT / 19.0 SQ M
TOTAL = 1323 SQ FT / 123.0 SQ M
This plan has been drawn for illustrative and identification purposes only.



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