HASLAMS Sales

Eastern Avenue

Reading, RG1 5SQ

Guide Price £795,000

4 3 4 D

Set on a highly sought-after road within the University district of Reading, this impressive detached home occupies a prime location close to excellent transport links, local amenities, and the lively town centre.

Immaculately presented throughout, the property offers a stylish and versatile layout ideally suited to modern family living. The ground floor features a spacious 17ft living room with a charming bay window, an elegant family room, a dedicated study, and a well-designed kitchen that flows effortlessly into a striking 16ft dining room. With contemporary bi-fold doors opening onto the rear garden, this space is perfect for both everyday living and entertaining.

Upstairs, the first floor comprises four generously sized bedrooms, including two with en-suite facilities, along with a family bathroom and an additional W/C.

Externally, the rear garden boasts a smart patio area leading to a well-kept lawn, with the added benefit of side access. To the front, the property offers off-road parking via a dropped kerb.

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

sales@haslams.net
0118 960 1000

- Reading university area
- Detached family home
- 4 Reception rooms
- 2 ensuite bathrooms & family bathroom
- Off road parking
- No onward chain

Council tax band F

Council- RBC

Additional information:

Parking
The property has a gravel driveway with parking

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

Broadband connection available (information obtained from Ofcom):
Superfast - Fibre to the cabinet (FTTC)
Standard - ADSL/copper wire

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

Approximate Gross Internal Area 1691 sq ft - 157 sq m

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 745 sq ft – 69 sq m

PINK PLAN

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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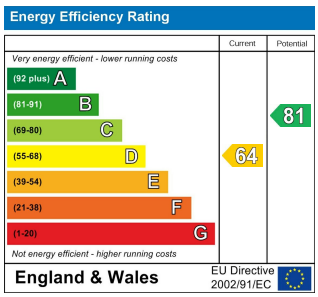

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