



Situated in a sought-after cul-de-sac in South Reading, this four-bedroom detached home offers excellent potential for buyers looking to modernise and add value. The property benefits from a highly convenient location, providing easy access to the University of Reading, Reading town centre, a range of public transport links, and several nearby retail parks. Internally, the home is well maintained and clean throughout, though it would benefit from updating, presenting a fantastic opportunity to create a bespoke family home. The accommodation is well-proportioned, with generous living space on the ground floor and four bedrooms on the first floor. Externally, the property sits on a generous plot, offering further scope for extension or development (subject to the necessary planning permissions). A notable feature is the sizeable double garage, providing ample storage or potential for conversion. Offered to the market with no onward chain, this is an ideal opportunity for buyers seeking a project in a desirable and well-connected location.

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



- Detached family home
- 4 Bedrooms
- 3 Reception rooms
- Kitchen breakfast room
- Cloakroom
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached double garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

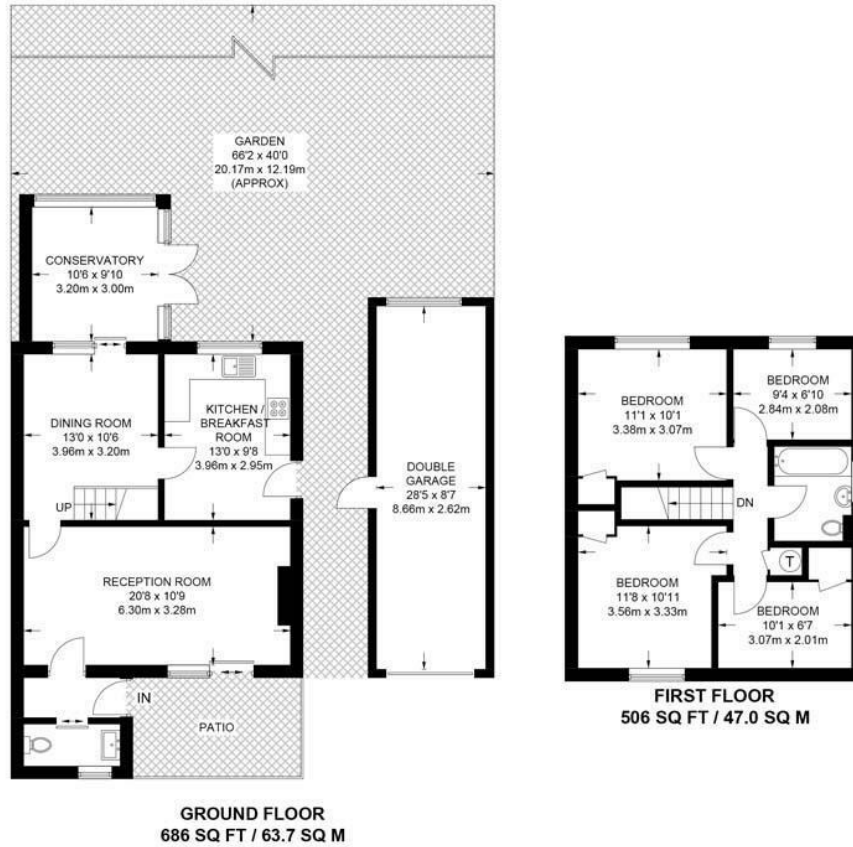
Electricity – mains

Heating – Gas central heating

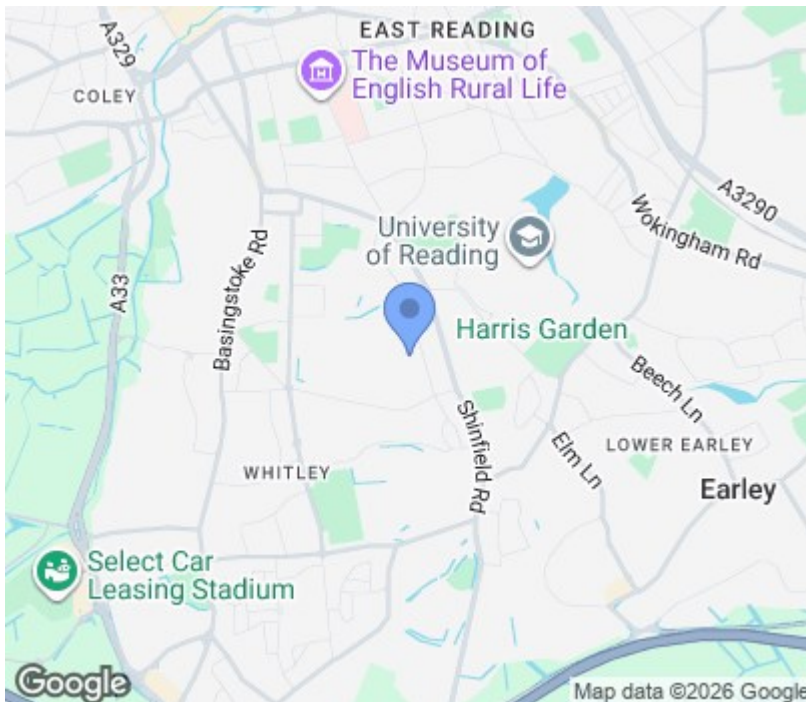
Mobile phone coverage

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



This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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