

HASLAM'S
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13, Littlecote Drive, Reading, RG1 6JD

£795,000

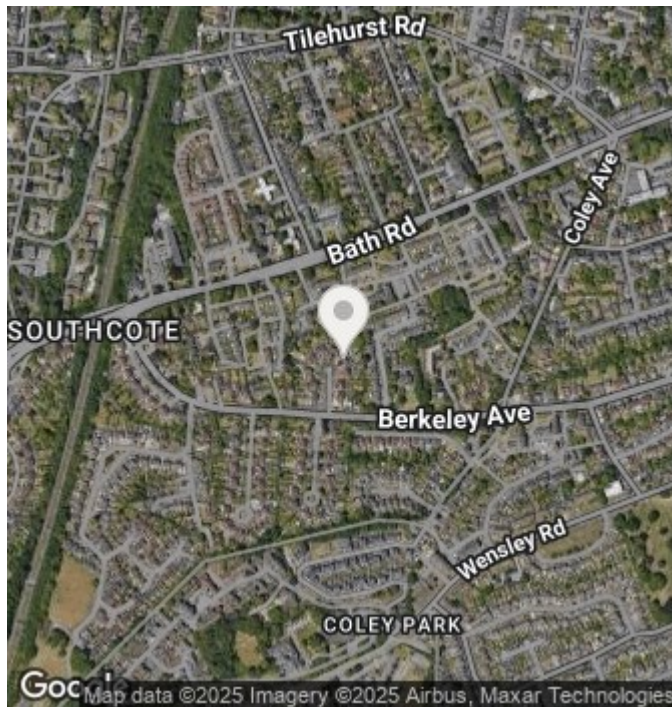
Nestled in a quiet cul-de-sac in central Reading, this impressive five-bedroom semi-detached home combines spacious living with modern upgrades. A double-storey extension enhances its generous layout, featuring a luxurious master bedroom with built-in storage and an ensuite, plus air conditioning in key rooms. The top floor boasts a converted loft with a snug, storage, and a private fifth bedroom with its own ensuite. Throughout the ground floor, Amtico flooring and underfloor heating complement the stylish kitchen, equipped with Silestone quartz worktops, integrated appliances, and bi-fold doors leading to the landscaped garden. Outside, enjoy a low-maintenance oasis with porcelain tiles, artificial grass, a waterfall feature, and a summer house with a toilet and gym space. The property is fully networked, with CAT6 cabling, ceiling speakers, and energy-efficient LED lighting. A new boiler, Ezy water tank, and wiring for an electric car charging port add to its practicality. Conveniently located, to the town centre and Reading Main Line station. This thoughtfully upgraded family home seamlessly blends original charm with contemporary comforts for a truly exceptional living experience.





- Desired cul de sac on the outskirts of Reading town centre
- 5 bedrooms with ample storage
- Open plan kitchen living area with underfloor heating
- Landscaped garden with porcelain tile patio
- Summer house with gym area & toilet
- Master bedroom benefits walk in wardrobe & ensuite
- Off road parking for several vehicles & ev charging point
- Well equipped utility room
- Underfloor heating to bathrooms

Council tax band E
Council- Reading





Additional information:

Parking

The property has a block paved driveway with parking for multiple vehicles.

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”



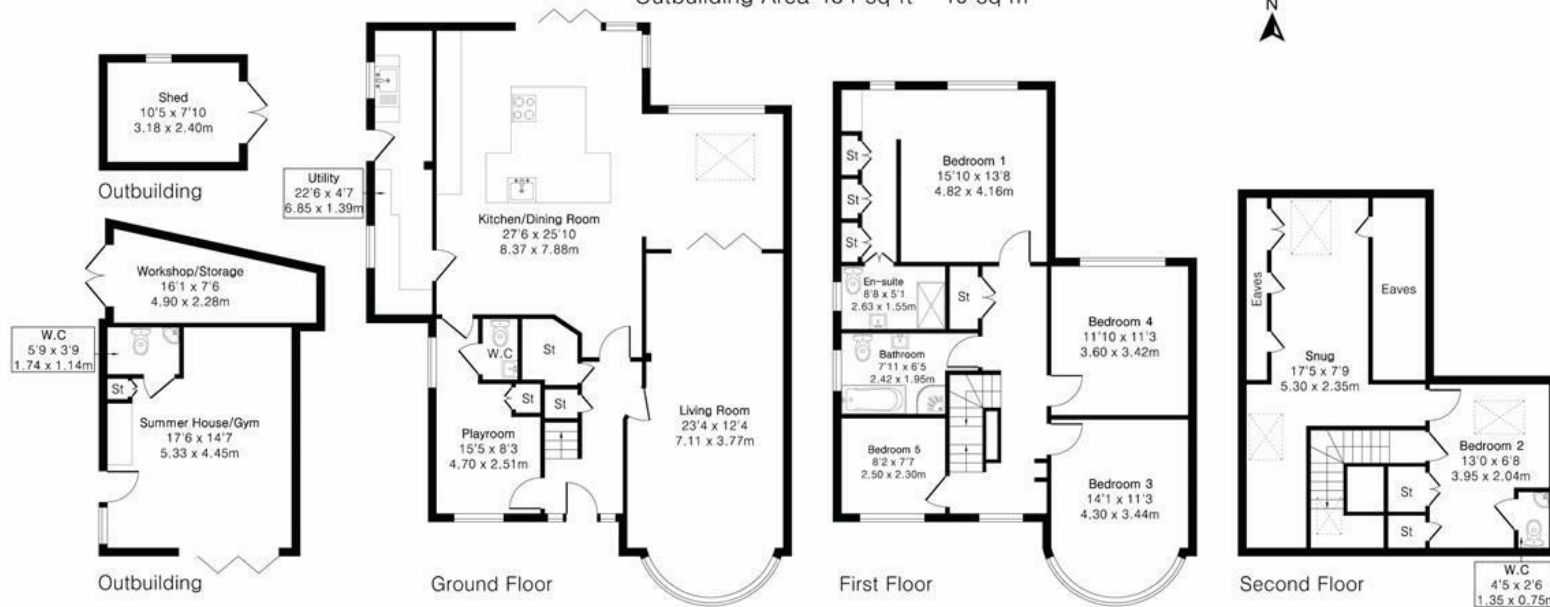
Approximate Gross Internal Area 2929 sq ft - 272 sq m

Ground Floor Area 1150 sq ft – 107 sq m

First Floor Area 825 sq ft – 77 sq m

Second Floor Area 520 sq ft – 48 sq m

Outbuilding Area 434 sq ft – 40 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.