



An elegant Georgian townhouse in the heart of Reading's Russell Street & Castle Hill Conservation Area. Situated on one of Reading's most sought-after residential addresses, this elegant four-storey, Grade II listed end townhouse perfectly blends Georgian character with modern living.

Inside, the property offers versatile and beautifully proportioned accommodation arranged over four floors. The ground floor features two stylish reception rooms, both with period fireplaces and sash windows that flood the space with natural light. The lower ground floor is home to a contemporary kitchen, complete with granite worksurfaces, flowing seamlessly through double doors into the dining room, ideal for entertaining or family gatherings. Across the upper floors are six bedrooms and two bathrooms, providing generous space for families or those looking to work from home.

Outside, the property benefits from a gated driveway with off-road parking and an EV charging point. The private rear garden enjoys an easterly aspect, framed by part of a charming crinkle-crankle wall, while the rear elevation offers elevated views across Reading's town centre. Perfectly positioned within walking distance of Reading's mainline station and The Oracle shopping and dining district, and is offered for sale with no onward chain.

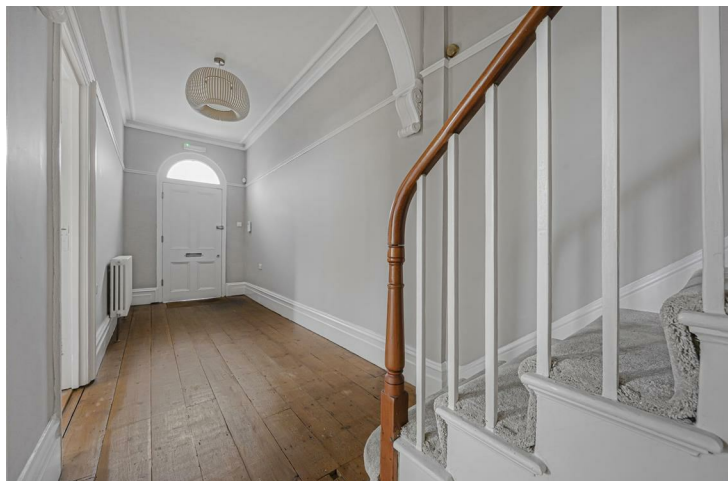
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Georgian end - town house in Russell Street/Castle Hill Conservation area
- 4 Storey living accommodation
- 6 Bedrooms; 2 Bathrooms
- 4 reception rooms; Kitchen with Utility room
- Walled garden; Off -road parking with EV charging point
- No onward chain





Council tax band E

Council- RBC

Garden and Parking

Enjoying an easterly aspect, the part-walled garden features a Crinkle Crankle walled boundary to one side and is mainly lawned with a brick paved patio area. At the side of the house, gates open to an area of driveway parking with an EV charging point.

Additional information:

Parking

There is off-road parking and on-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Mobile phone coverage

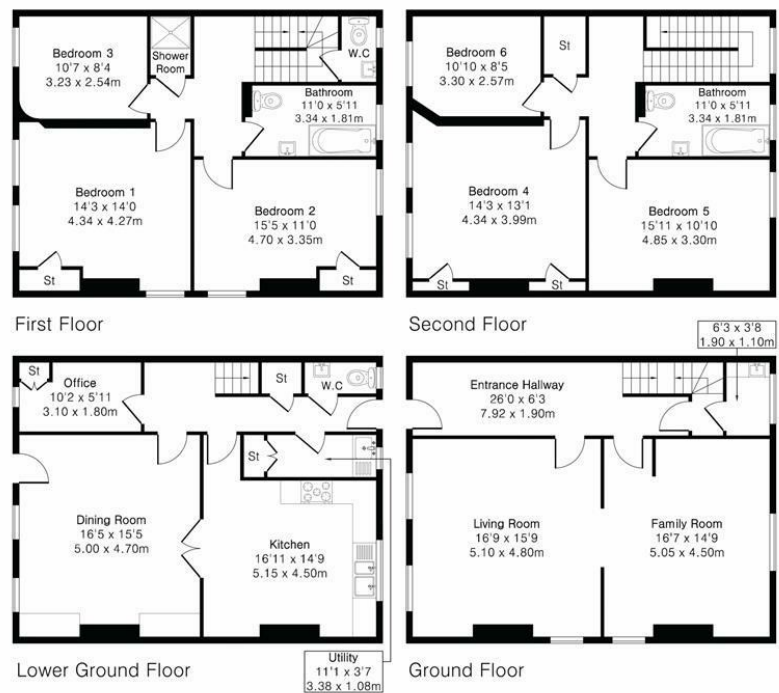
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property grade II listed and is located in the Russell Street/ Castle Hill Conservation area.

The property is located within the area identified by Reading Borough Council that required remedial treatment as part of the chalk mine ground investigations and ground stabilisation scheme between 2010-2012.

Floorplan

Approximate Gross Internal Area 2744 sq ft - 254.80 sq m
Lower Ground Floor Area 686 sq ft – 63.70 sq m
Ground Floor Area 686 sq ft – 63.70 sq m
First Floor Area 686 sq ft – 63.70 sq m
Second Floor Area 686 sq ft – 63.70 sq m



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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Sales



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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		
(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.