

Kendrick Road, Reading, RG1 5DU

Price Guide £530,000

Property ref:
4187



An impressive refurbishment by Elegant Homes of Reading, who have sympathetically renovated this attractive, red brick, period home. Situated in one of the University area's most prestigious addresses, the property is within walking distance of The Abbey, Kendrick Girls and Reading Boys Schools.

- Accommodation set over three floors with dual aspect views over playing fields
- Two reception rooms including an impressive sitting room with open fireplace
- Kitchen/breakfast room overlooking the garden, utility room with wc
- Five bedrooms; master with en-suite shower room
- Family bathroom and separate shower room
- Driveway providing off-road parking
- Finished to a high standard of specification whilst retaining period features
- Conveniently located for town centre, Royal Berkshire Hospital and University

Buying? It has to be
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Sitting Room 5.49m (18'0) x 4.04m (13'3)

Dining Room 3.3m (10'10) x 3.2m (10'6)

Kitchen/Breakfast Room 5.18m (17') x 4.24m (13'11)

Utility Room 5.18m (17'0) x 1.88m (6'2)

Bedroom 1 5.66m (18'7) x 3.81m (12'6)

Bedroom 2 4.32m (14'2) x 3.45m (11'4)

Bedroom 3 3.3m (10'10) x 3.23m (10'7)

Bedroom 4 5.44m (17'10) x 3.96m (13')

Bedroom 5 3.33m (10'11) x 3.23m (10'7)

Downstairs WC

En-suite Shower Room

Family Bathroom

Shower Room

Garden

The garden is enclosed by close-boarded fencing and is adjoining Reading Boys School playing fields.

Parking

A driveway provides off-road parking for a number of vehicles.

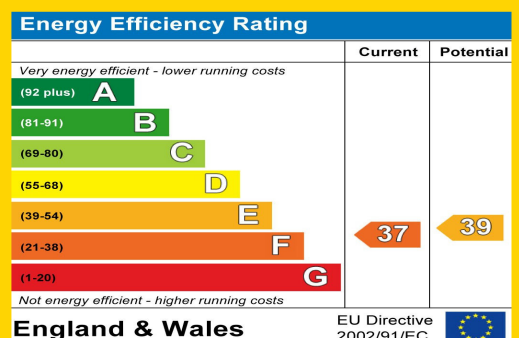
General Note

Local Authority: Reading Borough Council

Council Tax Band: Awaiting valuation

Directions

From Reading proceed along the Kings Road and take the right turn at the traffic lights into Eldon Road. At the next set of traffic lights, turn right into London Road, continue past the Royal Berkshire Hospital, and after a short distance take a left turn into Kendrick Road. The property will be found on the left-hand side.

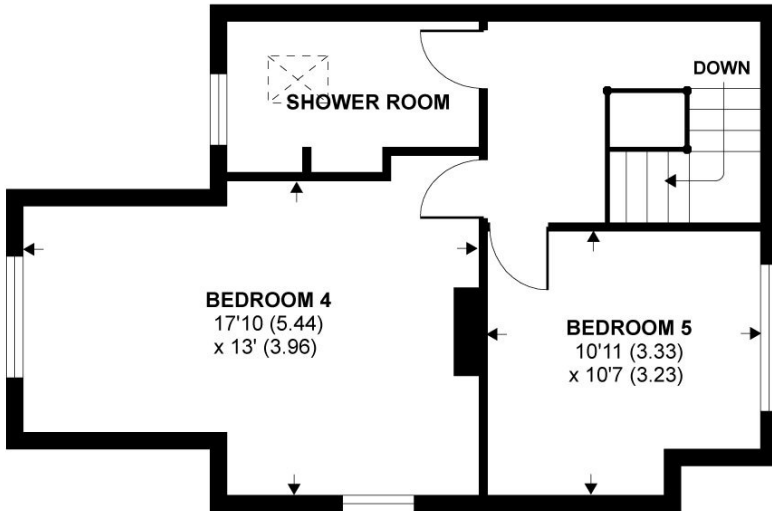


155 Friar Street, Reading, Berkshire, RG1 1HE
Tel 0118 960 1000 Fax 0118 960 1044 e-mail info@haslams.net

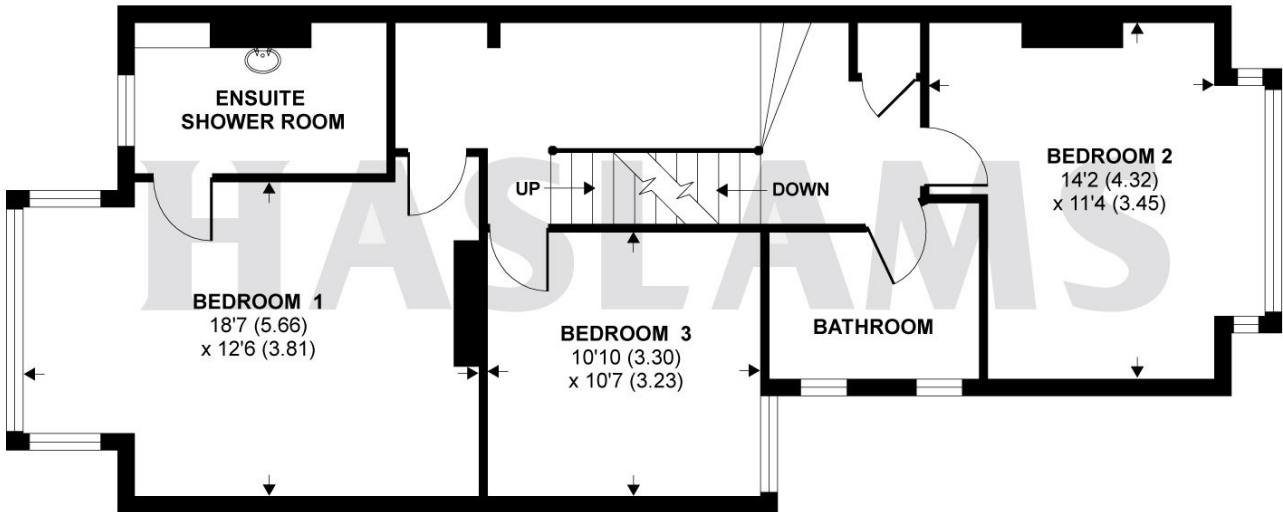
Agents note: These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice.

Kendrick Road, Reading, RG1

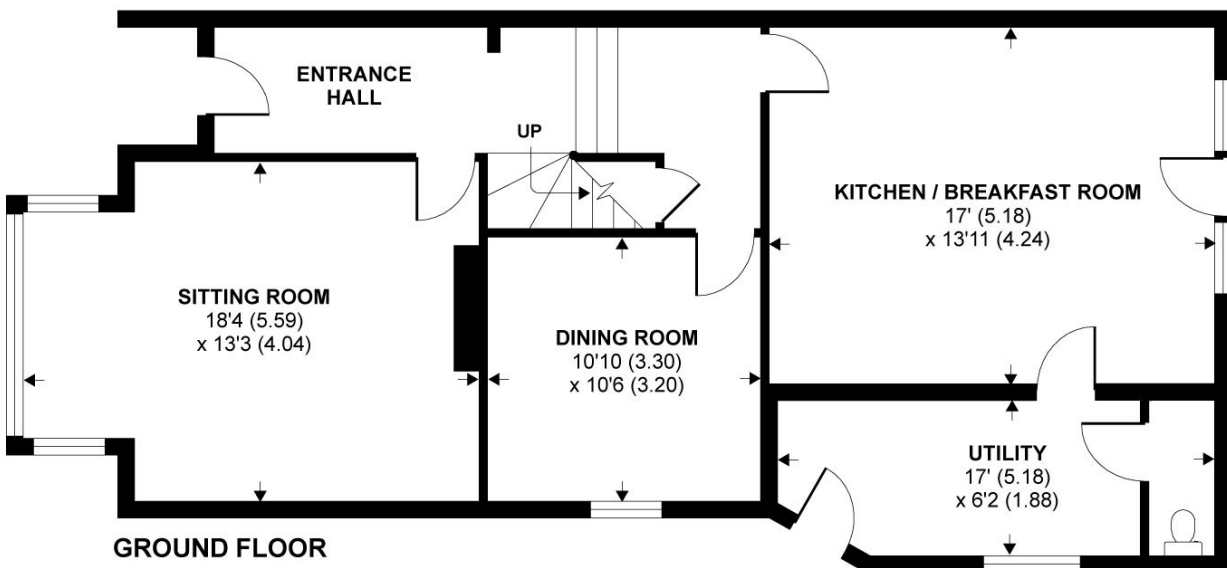
APPROX. GROSS INTERNAL FLOOR AREA 1985 SQFT / 184.4 SQM



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Haslams and no guarantee as to their operating ability or their efficiency can be given.

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