

# FOR SALE



**Hazelwood, 13 Kendrick Road, Reading, RG1 5DU**

**GUIDE PRICE £260,000**

**READY TO MOVE IN | Vacant Possession and no chain**

## Description

A period conversion from approx. 2010 on the first floor with a lovely character feel. Spacious room sizes. A modern Vaillant combi boiler provides central heating to the radiators and hot water to both showers.

## Location

Located in the Kendrick Road Conservation Area, a short walk to Reading town centre, with Oracle shopping and the Royal Berkshire Hospital nearby. Reading central rail connection approx. 10 mins walk (London Paddington c. 22 mins).

- Two bedrooms
- Family bathroom
- En suite bathroom
- Large kitchen / living room
- 999 year Leasehold
- And share of freehold
- Great Off-road Parking
- Communal garden
- Economical service charge
- Leaded light sash windows
- Lovely high ceilings
- Attractive wooded surroundings



Kitchen / living room



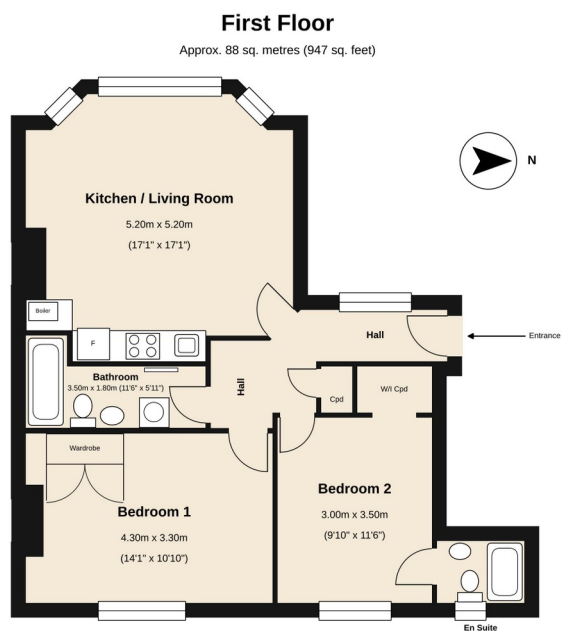
Bedroom



Bathroom

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## Floorplan



Total area: approx. 88 sq. metres (947 sq. feet)

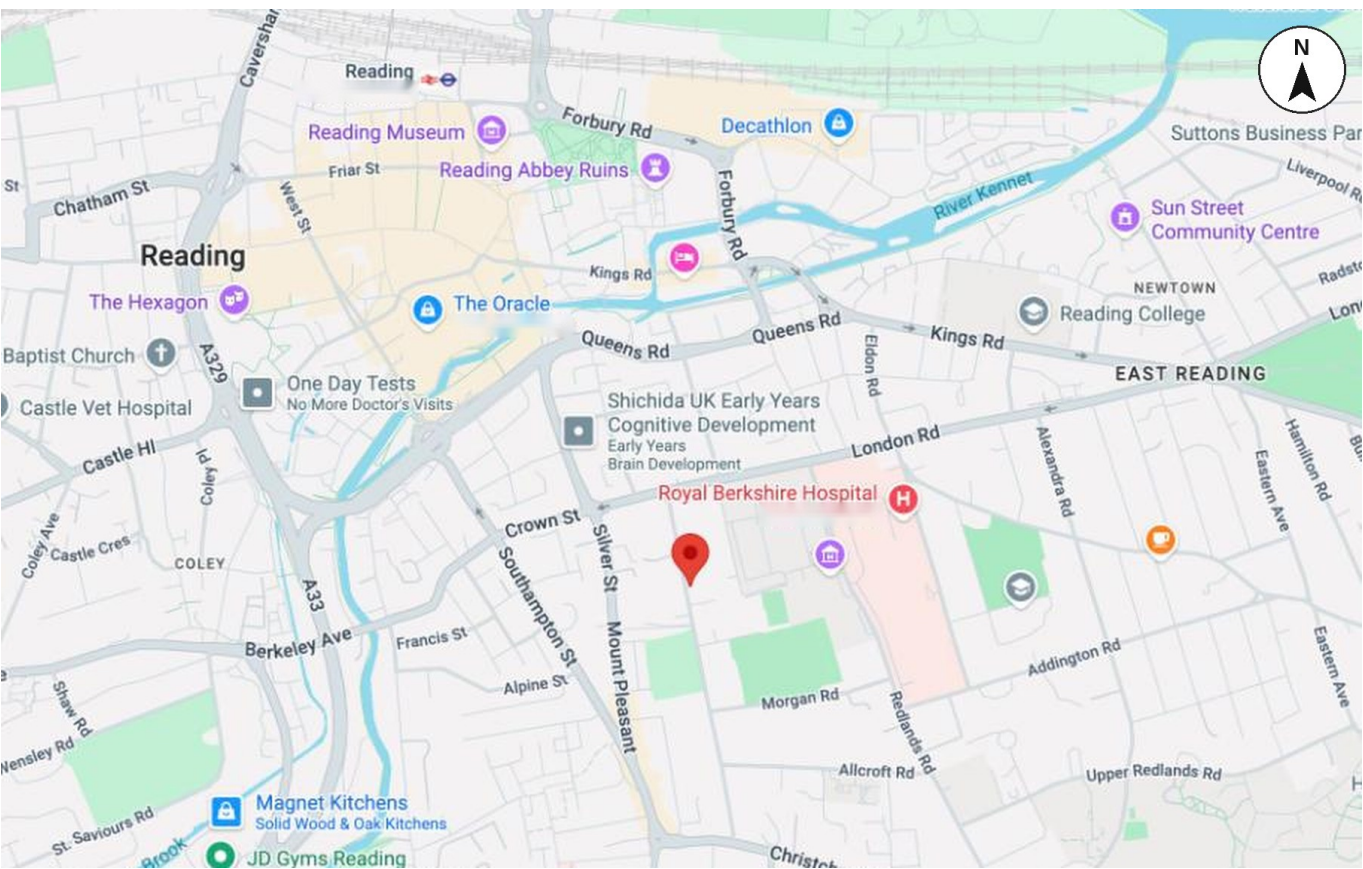
Flat 4 Hazelwood, 13 Kendrick Road, Reading RG1 5DU - Plan for illustration only, not to scale

## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Current rating C (75) · Potential rating B (82)  
Valid until 20 April 2028  
Certificate no. 0971-2820-6046-9528-3941  
Source: GOV.UK · Find an energy certificate

## Map



Map data ©2026 Google

These particulars are provided for guidance only and do not form part of any offer or contract. Measurements, floor areas and the floor plan are approximate and for illustration only; the plan is not to scale. Services, fixtures and appliances have not been tested. Prospective purchasers should verify all information, including tenure and lease details, through their own inspection and their solicitor.