



91, Western Avenue, Reading, RG5 3BL

£895,000

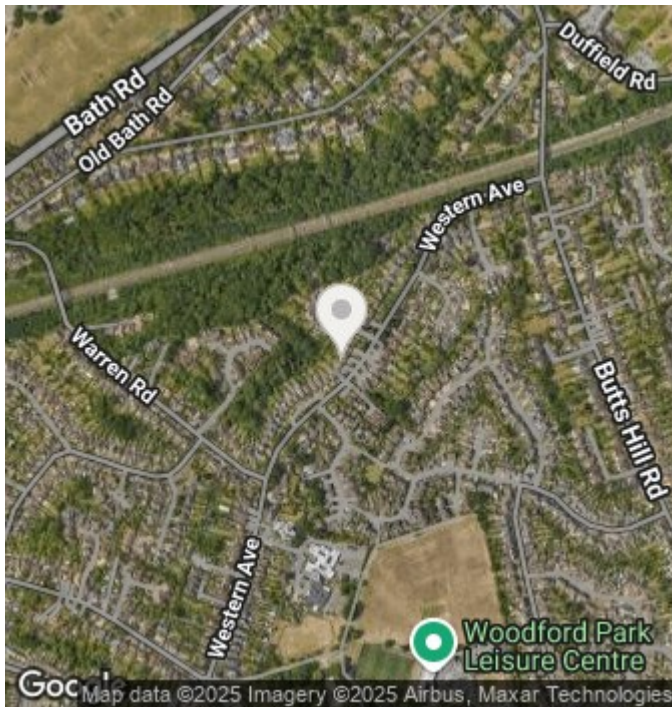
This well-presented extended detached family home is situated in a prime residential address in North Woodley. Set back from the road with a gated driveway, the property benefits from 4 bedrooms with a well-planned ground floor that incorporates an impressive open-plan kitchen-breakfast family room. A 19'4 Living room features a fireplace with a gas fire and bifold doors open to the sizeable conservatory. A particular feature is the well-maintained garden that extends to 60' and enjoys a high-degree of privacy. The location is ideal for local amenities with Woodley shopping precinct within easy access as well as a choice of schools and transport links via A329(M).





- 4 Bedrooms, principal with en suite
- Living room with fireplace and bifold doors to 16'5 Conservatory
- 19'4 Kitchen-breakfast family room with appliances; Utility room
- Study; family bathroom & separate shower room
- Gated gravel driveway
- Established well-kept private garden

Council tax band F
Council- Wokingham





Garden

The lawned garden extends to approximately 60' in length and incorporates a pressed concrete patio area with raised shrub beds. There are well-stocked shrub beds, a vegetable plot and mature laurels screen the rear of the garden with a raised patio area in one corner and 2 useful storage sheds. There is gated side access to one side and additional storage to the other side of the house.

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a garage that has been converted to a store room..

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

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 1926 sq ft - 178 sq m

"Including Garage"

Ground Floor Area 1092 sq ft – 101 sq m

First Floor Area 834 sq ft – 77 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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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