



**37 Appleford Road, Reading, RG30 3NX**  
**Guide price £375,000 Freehold**

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM & WC
- SIDE ACCESS GATE TO REAR GARDEN
- STREET PARKING

VP - NO ONWARD CHAIN. This property will remain available for viewings until Thursday 4th December, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 5th December 2025.

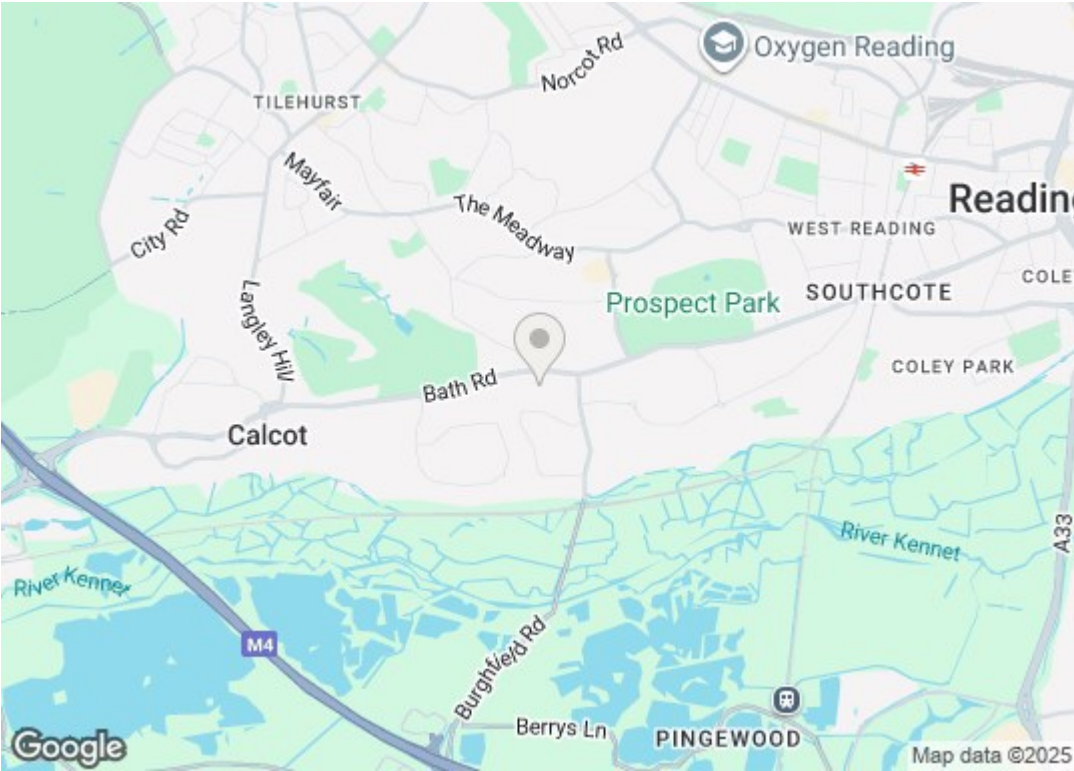
Presented to the market is this three-bedroom semi-detached house. The property boasts a well-designed layout, featuring a welcoming entrance porch/hallway, living/dining room that provides a perfect space for relaxation and entertaining. The ground floor also includes a fitted kitchen and a convenient shower room, enhancing the practicality of the home.

As you ascend to the first floor, you will find three generously sized bedrooms, each offering ample natural light and comfort. A well-appointed bathroom suite completes this level, ensuring that all your family's needs are met.

The property benefits from side access to a delightful rear garden, ideal for outdoor activities or simply enjoying the fresh air.

Location is key, and this house does not disappoint. It is situated close to reputable schools, lush parks, and a variety of amenities, making it perfect for those who value convenience. Additionally, excellent bus routes and easy access to Junction 12 of the M4 motorway ensure that commuting to nearby towns and cities is a breeze.

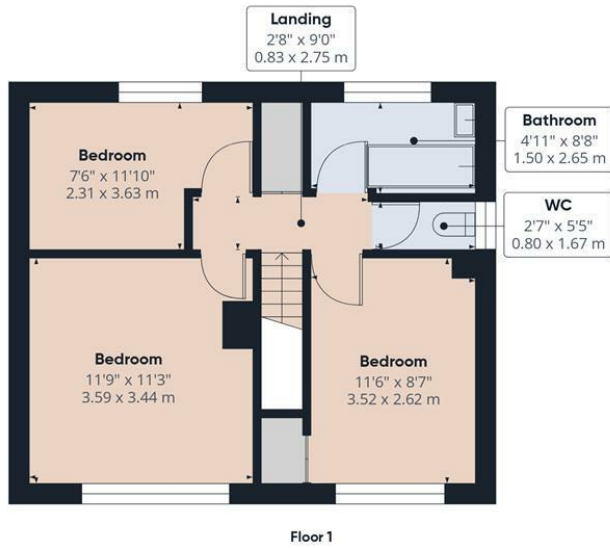
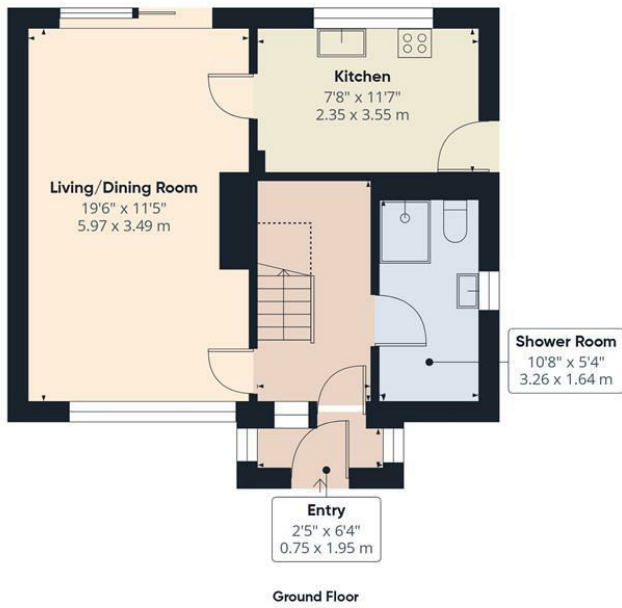
Council tax band - C



ADDITIONAL  
INFORMATION

DIRECTIONS

| 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 |



**Approximate total area<sup>(1)</sup>**

875 ft<sup>2</sup>  
81.3 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

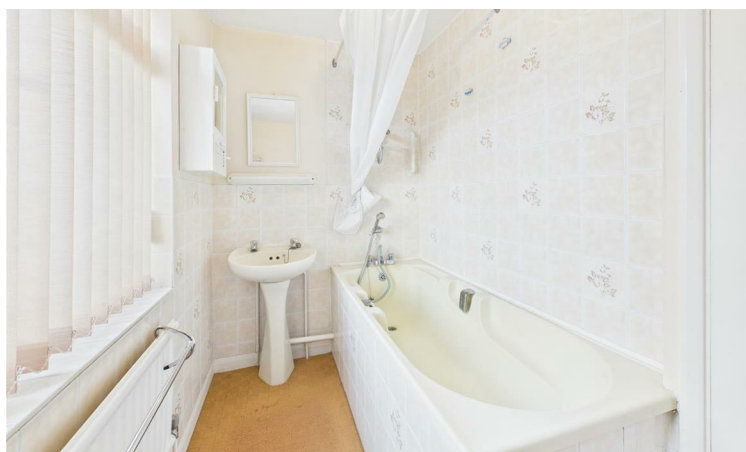
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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