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Kenilworth Avenue, Reading, Reading

BELVOIR!

£645,000

Key Features

> Extended Three/Four Bedroom Semi Detached House

> Freehold

> Council Tax Band - E

> EPC Rating - C

> Superb Private "L" shaped Rear Garden

> Large Living Room

> Kitchen/Dining Room

> Separate Utility Room

Offered to the market with "No Onward Chain" is this stunning Haddock built double bay fronted semi detached house situated in a sought-after tree lined private road. The beautifully presented and extended accommodation, to the ground floor, comprises of an entrance hall, cloakroom, sitting room, study/bedroom four, which has a door to a storage area, a superb kitchen/dining room, separate utility room and a fabulous main lounge. To the first floor there are three further bedrooms and a family bathroom.

Outside to the front there is off road parking, whilst to the rear the well-established large "L" shaped garden provides a high degree of privacy. Internal viewing could not be more highly recommended.
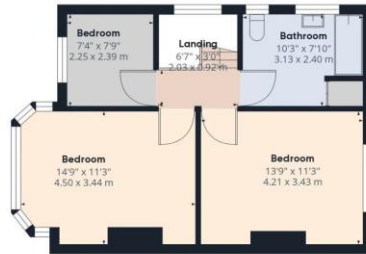
Southcote is located within West Berkshire and is well suited for commutable access to the nearby towns of Reading and Newbury, the M4 motorway and rail links at Reading and Theale. A short drive will take you to a range of facilities for everyday life including primary and secondary schools, supermarkets, banks, doctors, hardware stores, travel agents, and pubs, and for the sports minded there are golf courses and swimming pools. The Kennet and Avon Canal and country walks are close by.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Floor 0

Hallway
10'4" x 4'7"
3.15 x 1.40 m

Storage Room
6'4" x 8'2"
1.94 x 2.49 m

Study/Bedroom Four
12'2" x 7'4"
3.72 x 2.25 m

Utility Room
9'11" x 7'4"
3.04 x 2.24 m

Living Room
24'5" x 13'0"
7.46 x 3.98 m

WC
5'3" x 2'10"
1.60 x 0.86 m

Hallway
14'3" x 4'9"
4.36 x 1.47 m

Sitting Room
14'3" x 13'0"
4.35 x 3.98 m

Kitchen
13'10" x 11'2"
4.22 x 3.42 m

Dining Area
13'0" x 8'5"
3.98 x 2.59 m

Floor 0

Floor 1

Bedroom
7'4" x 7'9"
2.25 x 2.39 m

Landing
6'7" x 3'0"
2.03 x 0.92 m

Bathroom
10'3" x 7'10"
3.13 x 2.40 m

Bedroom
14'9" x 11'3"
4.50 x 3.44 m

Bedroom
13'9" x 11'3"
4.21 x 3.43 m

Floor 1

Approximate total area[1]
1653.76 ft²
153.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only

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Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk

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