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Hirtes Avenue, Reading, Reading

**BELVOIR!**

Guide price £480,000

Contact us today to arrange a viewing: 01189 820 333



### Key Features

- > Three bedroom semi detached house
  - > Driveway parking
  - > Freehold
- > Cul-de-sac location
  - > No onward chain
- > Single story rear extension
  - > Tenure: Freehold

Patrick Williams, in partnership with Belvoir Reading, proudly presents this immaculate three-bedroom semi-detached home located on Hirtes Avenue. Tucked away in a peaceful cul-de-sac, this property boasts a block-paved driveway with ample space for multiple vehicles.

Upon entering, you are welcomed into a bright hallway leading to a spacious dining room, perfect for entertaining. To the front of the property, a cozy snug living room provides a relaxing retreat. The newly fitted kitchen is a chef's delight, featuring sleek granite worktops and offering views over the expansive rear garden.

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The property benefits from a single-story rear extension, creating an additional living space bathed in natural light, with double doors opening onto the garden. Off the kitchen, you will find a convenient downstairs cloakroom and a separate utility room, adding to the home's functionality.

Upstairs, the first floor accommodates two generously sized double bedrooms, both with built-in storage, a comfortable single bedroom, and a modern family bathroom.

The large rear garden is a standout feature, primarily laid to lawn with a patio area, perfect for outdoor dining and relaxation. The garden also offers external gated access to the front of the property, enhancing both privacy and convenience.

This property is offered to the market with no onward chain, providing an excellent opportunity for a swift and hassle-free purchase. Don't miss the chance to make this beautiful house your home.

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Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The decking in the garden can be slippery when wet.

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.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

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