



106 Kenilworth Avenue, Reading, RG30 3DW
£615,000 Freehold

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Residential Sales & Lettings

- Extended 'Haddock' built Semi Detached House
- Beautifully presented throughout
- Well tended established Rear Garden
- 2 versatile separate Reception Rooms
- 3 well proportioned Bedrooms
- Coveted tree lined Private Road address
- Block paved Driveway
- Entrance Hall, Cloakroom and Utility Room
- Superb 23' Kitchen/Breakfast Room
- 4 piece Bathroom

This desirable and modestly extended Semi Detached House situated in a highly coveted and tree lined private residential road within 1.5 miles of Reading Town Centre with mainline Train Station. The property is ideally located within close proximity of parks and countryside, schools, public transport links as well as being approx. 3 miles from Junctions 11 or 12 of the M4 Motorway.

Beautifully presented throughout, this popular 'Haddock' built 1930's home provides well proportioned and versatile accommodation. This attractive home is approached via block paved driveway providing parking for 3 vehicles and a useful gated side access to the rear Garden. Double doors open to the porch with front door opening Entrance Hall where stairs rise to First Floor. Ground floor accommodation includes a dual aspect Living Room with large bay window, twin feature fireplaces and French doors to the Garden, a separate versatile Dining Room/Study with bay window and courtesy external door, a superb 23' Kitchen/Breakfast Room ample Shaker style units composite granite work tops including island with breakfast bar, integrated appliances and 'tri'-folding' doors to the Garden. There is also a useful Utility Room and a ground floor Cloakroom. On the First Floor, the Landing gives access to 3 Bedrooms which are serviced by a 4 piece Bathroom which includes glazed shower enclosure and heated tiled flooring.

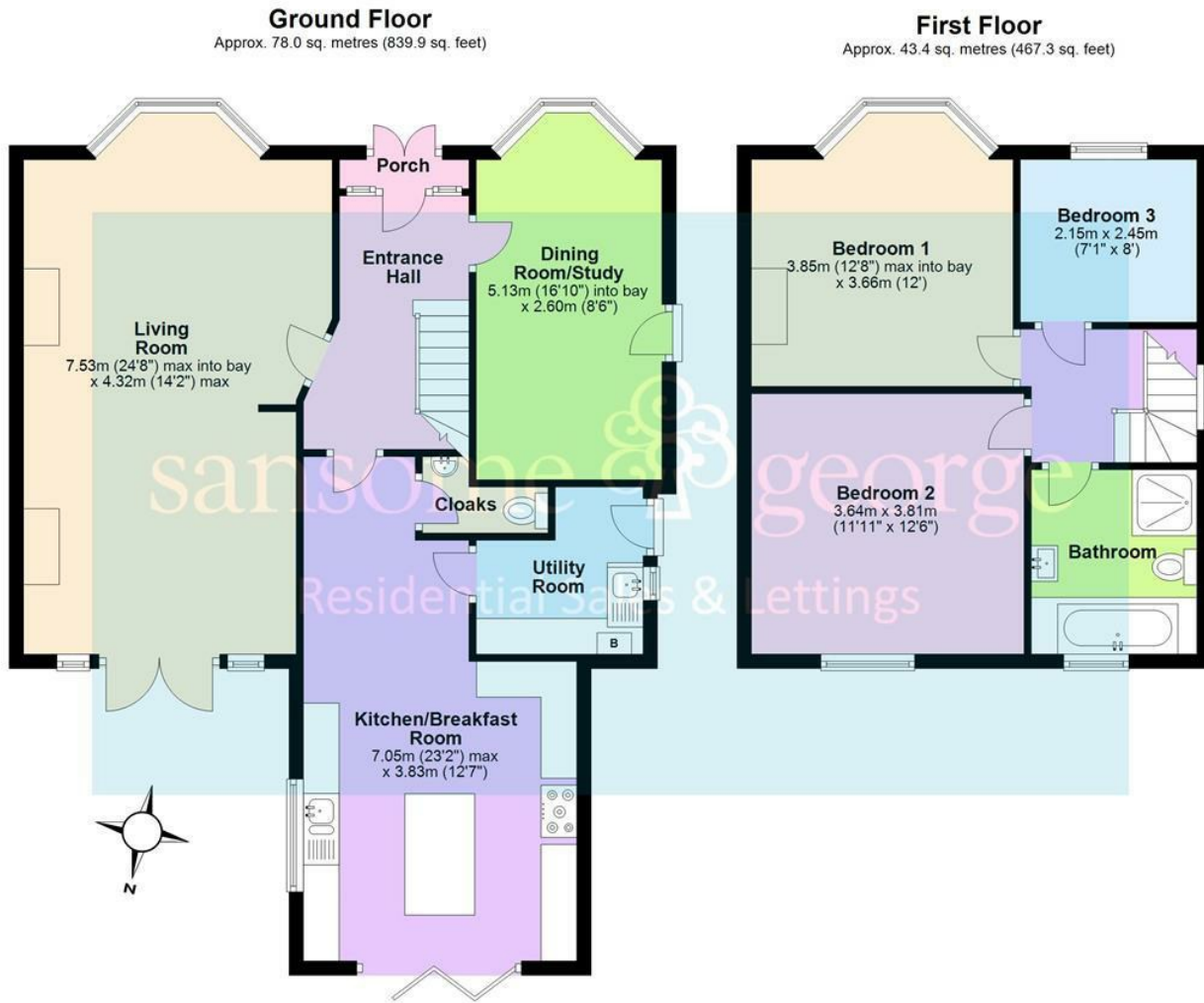
The established and well tended Rear Garden is another notable feature of this fantastic home. Enclosed by wooden fencing and mature hedging, a paved patio area spans across the rear of the property and includes a delightful secluded seating area behind the Living Room. Mainly laid to lawn, there are planted flower and shrub borders and fruit trees.

Although already extended, there is also further opportunity for further enlargement with many neighbouring properties being extended double storey to the side or into the Loft space (subject to necessary consents).

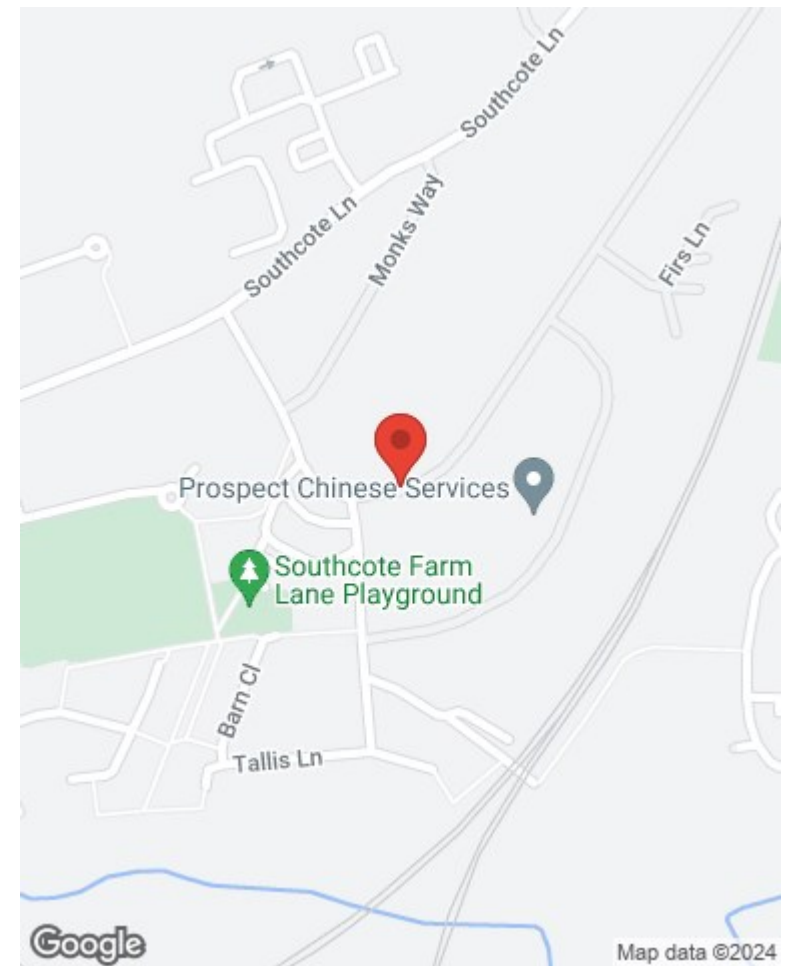
This delightful home must be seen to be truly appreciated, a viewing is strongly recommended. Please contact Sansome & George Estate Agents to schedule an appointment or for any further information.

Reading Borough Council - Band D





Total area: approx. 121.4 sq. metres (1307.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		65	
		81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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