



7 Penroath Avenue, Reading, Berkshire, RG30 2ED
Offers In Excess Of £800,000 Freehold

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Residential Sales & Lettings

- Heavily Extended Detached Home Offered With No Onward Chain
- Five Well Proportioned Bedrooms
- Modern Shower Room & Bathroom
- Modern Fitted Kitchen & Utility Room
- Bay Fronted Dining Room
- Approx. 2,000 sq. ft. Versatile Living Space
- En Suite Shower & Walk In Warbdrobe To Bedroom 1
- Stunning Vaulted Living Eoom With Bifold Doors To Rear Garden
- Versatile 762 sq. ft. studio/garage/workshop
- Electric gates & ample block-paved driveway parking

Offered with no 'onward chain' this modestly extended 1930s double bay fronted detached home blends timeless character with modern luxury and is Ideally positioned near the end of a sought-after cul-de-sac to the west of Reading town centre, it borders Tilehurst and within minutes walk of Prospect Park.

Offering approximately 2000 sq. ft. of well proportioned living accommodation plus thru garage and a versatile additional garage/workshop/studio space (762 sq. ft./71 sq. m.) this impressive residence has been thoughtfully and substantially extended to provide flexible ground floor living space and the option of 5 bedrooms, ideal for families seeking both comfort and practicality. Accommodation includes a welcoming entrance hall with ample built in storage, plus there is also a useful utility room which also accesses the thru garage. At the heart of the home lies a sleek, modern kitchen, perfect for entertaining or everyday living and also links with the bay-fronted dining room which retains classic period charm, and the spacious living room impresses with its vaulted ceiling and roof lantern plus full-width bifold doors that open seamlessly onto the beautifully landscaped rear garden. On the first floor, the principal bedroom benefits from a stylish en-suite shower room and a generous walk-in wardrobe, while the additional bedrooms are well served by a contemporary family bathroom and a separate modern shower room.

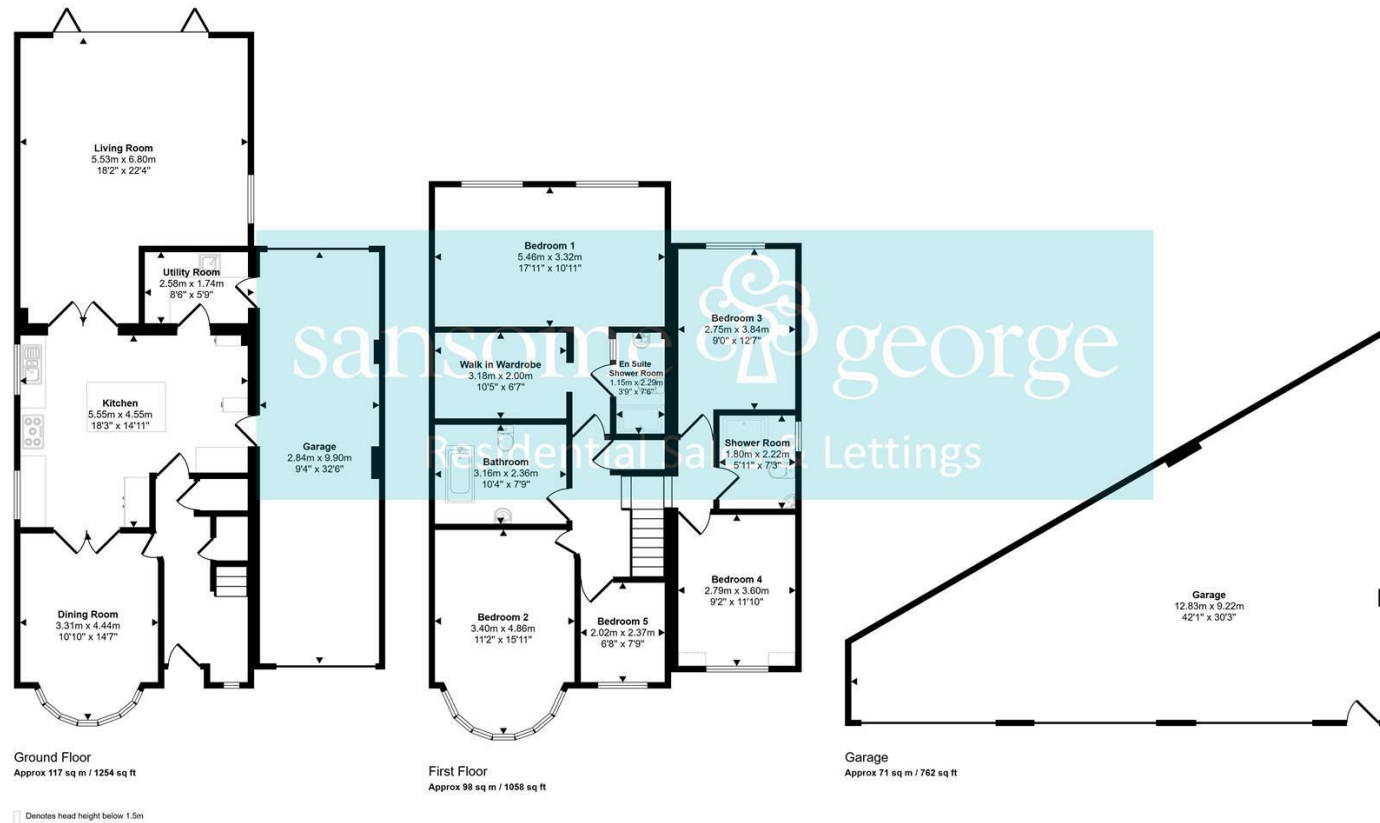
Externally, the property continues to impress with ample block paved driveway parking provided behind secure electric gates, ensuring both privacy and convenience. Electrically operated roller doors open to a sizable thru garage with a second electric roller door opening through to the garden where a driveway leads to a 'wedge shaped' detached 'triple' garage/workshop/studio with light, power and three roller doors which is tucked away to the right side of the garden. The remainder of the comprises of a paved patio spanning the rear of the property which adjoins a lawned garden which is enclosed by wooden fencing and surrounded by established trees and hedging which provide a high degree of privacy and seclusion.

Offered with no onward chain, this is a rare opportunity to acquire a distinctive and spacious home in a prime location close to schools, shops, transport links and parkland.

Reading Borough Council - Band F



Approx Gross Internal Area
286 sq m / 3074 sq ft



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	83

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

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