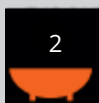
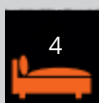


1, Kendall Avenue Reading RG2 9AR



- Extended family home with 1609 sq ft of accommodation
- 22'10 x 14'10 living room opening out onto the rear garden
- Stylish refitted 21ft kitchen / dining room with adjoining utility room
- Four bedrooms and two refitted bath/shower rooms
- Easy access to Reading centre and M4
- Large gravel driveway

£750,000 Freehold



An extended detached family home conveniently situated within easy access of the M4 motorway and Reading town. The accommodation which amounts to 1609 sq ft comprises: Entrance hall, study, store and cloakroom. There is a 22'10 x 14'10 living room opening out onto the rear garden along with a stylish refitted 21ft kitchen / dining room with adjoining utility room. On the first floor there is a generous sized main bedroom with refitted en suite plus three further bedrooms and refitted bathroom.

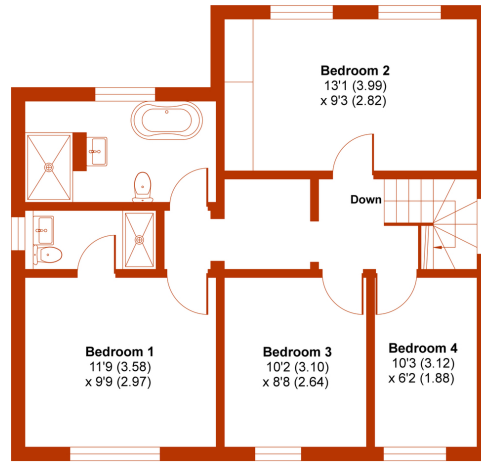




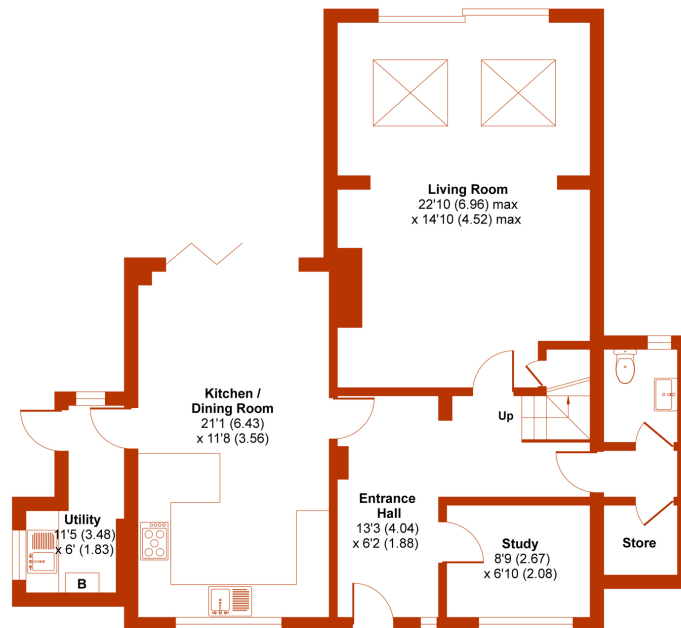
Kendall Avenue, Shinfield, Reading, RG2

Approximate Area = 1609 sq ft / 149 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2021. Produced for Mark Rath Residential. REF: 787722



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

