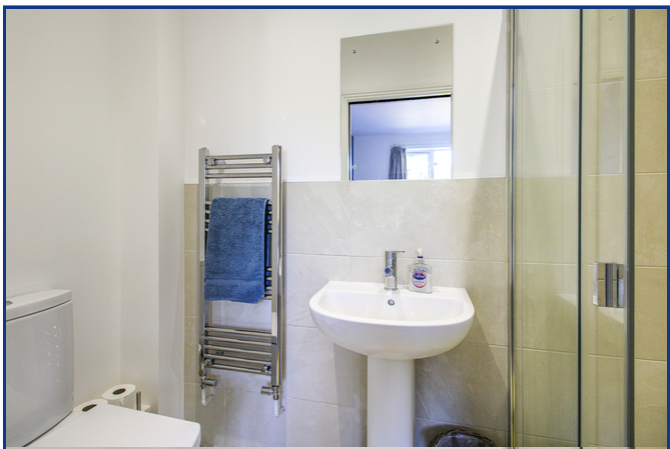


1a Northumberland Avenue, Reading, Berkshire.
RG2 7PR.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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1a Northumberland Avenue, Reading, Berkshire.
RG2 7PR.

£585,000 Freehold

This beautifully presented bay-fronted semi-detached home, built in 2015 to an exceptional standard, is located on a well-established and sought-after road on the borders of the University area in Reading. Offering a rare combination of style, space and energy efficiency, it is ideally placed for the M4 and A329 motorways, Reading University, the Royal Berkshire Hospital, The Oracle shopping centre, and Reading's mainline train station, providing fast links to London. Set behind a smart driveway with parking for three vehicles, the house opens into a welcoming porch and entrance hall, leading through to a spacious 21ft open-plan kitchen/dining/family room – perfect for entertaining. A separate bay-fronted lounge adds further living space, featuring a bespoke cushioned window seat. The ground floor also includes a cloakroom and underfloor heating throughout. Upstairs, a generous landing leads to four well-proportioned bedrooms, including a spacious master with en-suite. A stylish family bathroom serves the remaining rooms, all benefitting from excellent natural light via triple-glazed windows. The home is heated via an eco-conscious air source heat pump, reducing energy costs while maintaining comfort. To the rear, the enclosed garden offers a private, secure outdoor space ideal for family life, gardening or entertaining. The location is perfect for families and professionals, with excellent schools, green spaces and transport links nearby.

- Bay Fronted Semi-Detached
- Four Bedrooms
- Ensuite To Master
- Bay Fronted Lounge
- Open Plan Kitchen/Dining/Family Room
- Ground Floor Cloakroom
- Modern Home Built in 2015
- Underfloor Heating Downstairs
- Driveway Parking For 3 Cars
- Good Sized Enclosed Garden

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

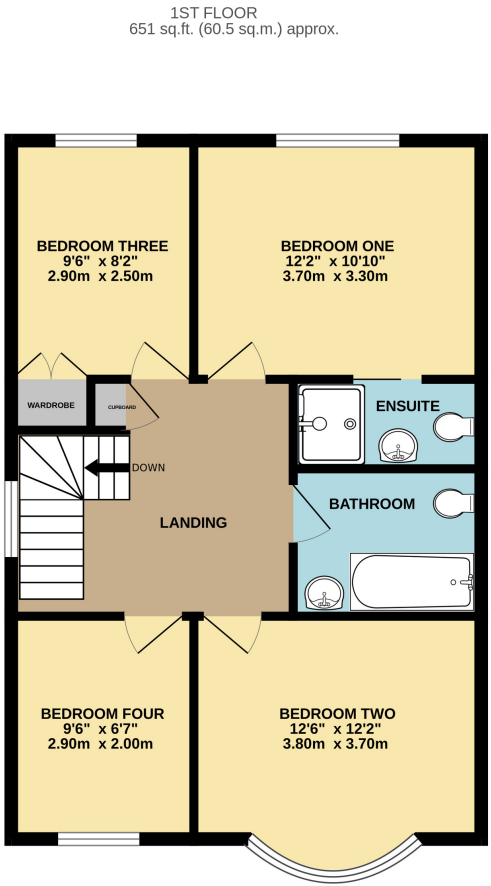
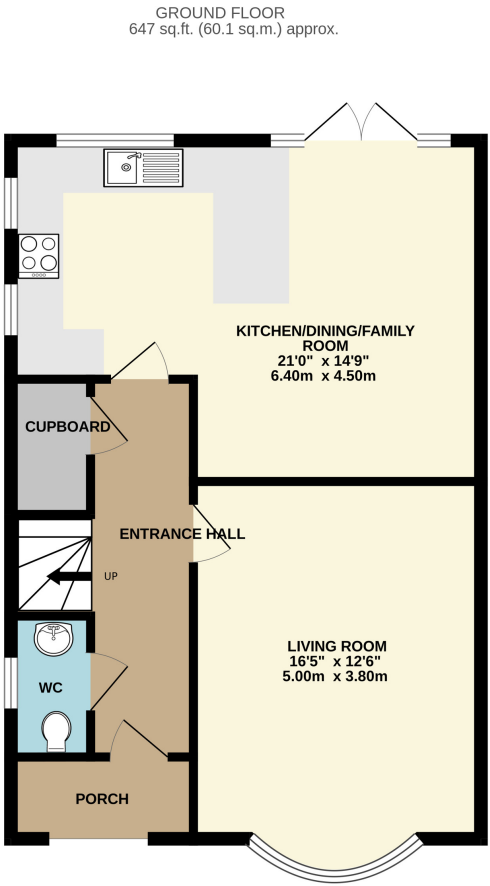


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1298sq.ft. (120.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Porch

Entrance Hall

Lounge

5m x 3.8m (16' 5" x 12' 6")

Kitchen/Dining/Family Room

6.4m x 4.5m (21' 0" x 14' 9")

First Floor

Landing

Bedroom One

3.7m x 3.3m (12' 2" x 10' 10")