

Kenilworth Avenue, Reading, Berkshire. RG30.



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£2,400 pcm

Arins Property Services - Available from 17th September is this well presented three bedroom semi detached home. The property is situated within a private road, and has good access to various local schools, is within walking distance to a bus route and is close to Reading West train station. Further accommodation includes two reception rooms, refitted kitchen, first floor family bathroom with a separate toilet . Other features include double glazed windows, gas central heating, a large rear garden, driveway parking for multiple cars, and large outside storage. (Photos from June 2024)

- Three Bedroom
- Private Road
- Private Rear Garden
- Driveway Parking & Garage
- Two Reception Rooms
- Available from 17th September
- Unfurnished
- Ample Driveway Parking

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.

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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

Entrance Hall

Stairs to first floor, under stairs storage, access to both reception rooms and kitchen.

First Reception Room

Front aspect double glazed bay window, radiator, fire place.

Second Reception Room

Rear aspect double glazed French doors opening onto rear garden, radiator, fire place.

Kitchen

Rear aspect double glazed window, eye and base level units, fitted oven and hob, washing machine and fridge/freezer, side access door.

First Floor

Landing

Access to all first floor rooms

Bedroom One

Front aspect double glazed bay window, radiator, storage cupboard.

Bedroom Two

Rear aspect double glazed window, radiator, fitted wardrobes.

Bedroom Three

Front aspect double glazed window, radiator.

Bathroom

Rear aspect double glazed window, bath with shower and sink.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles.

Rear Garden

Large, fence enclosed rear garden.

Council Tax Band

E

