

4 Kenilworth Avenue, Reading, Berkshire. RG30 3DN



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



4 Kenilworth Avenue, Reading, Berkshire. RG30 3DN.

£650,000 Freehold

Situated on a private road within a very popular location in Southcote, is this extended four double bedroom semi detached home. The property has good access to Reading town centre, is on a bus route leading to Reading train station, is close various local schools, while having access various local shops and amenities. Further accommodation includes a lounge/ family room, kitchen/ dining room, downstairs WC, two ensuite shower rooms and a separate utility room. Other features include a double garage, a large enclosed rear garden and driveway parking.

- Four Double Bedrooms
- Lounge/ Family Room
- Kitchen/ Dining Room
- Separate Utility Room
- Integral Double Garage
- Downstairs WC
- Two Ensuite Bathrooms
- Enclosed Rear 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.

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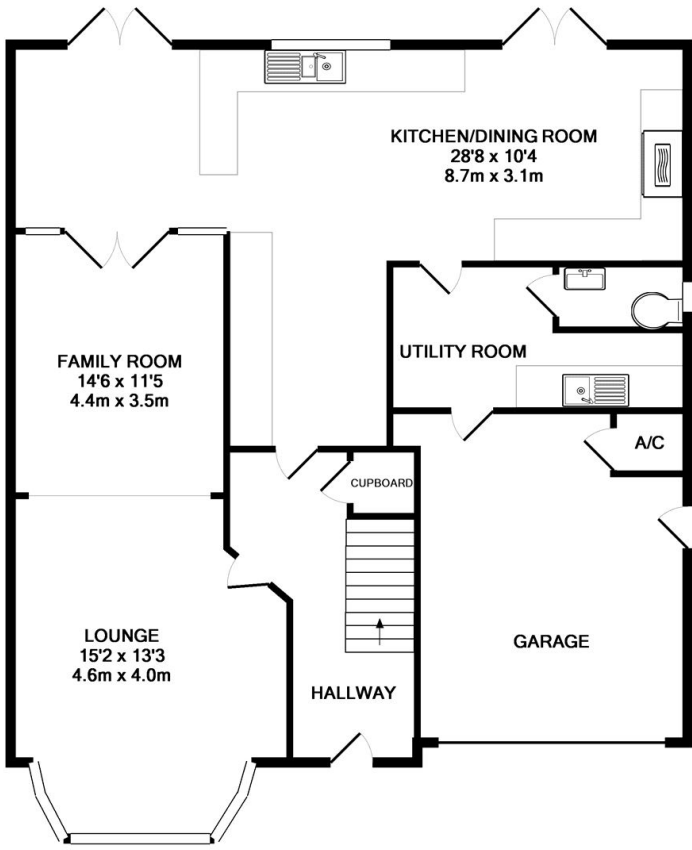


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

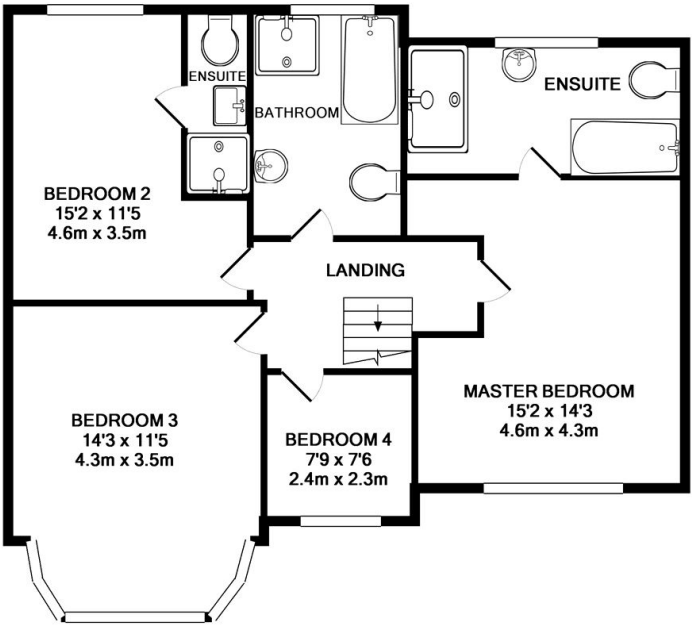
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 leading to first floor, double radiator, understairs cupboard.

Lounge

15' 2" x 13' 3" (4.62m x 4.04m) Front aspect double glazed bay window, double radiator, TV point, telephone point, feature gas fire place and archway to family room.

Fanily Room

14' 6" x 11' 5" (4.42m x 3.48m) TV point, double radiator, double doors leading to kitchen/ dining room.

Kitchen/ Dining Room

28' 8" x 10' 4" (8.74m x 3.15m) Rear aspect double glazed window, a range of eye and base level units, one half bowl with drainer, separate breakfast bar, space for fridge/ freezer, integrated dishwasher, space for gas cooker with extractor fan overhead, door to utility room, tiled flooring and double doors leading to rear garden.

Utility Room

Access to garage and downstairs WC, base level units, single radiator, plumbing for washing machine, space for tumble dryer, single bowl with drainer extractor fan.

Downstairs WC

Side aspect double glazed window, low level WC, wash hand basin, extractor fan.

First Floor

Landing

Access to all first floor rooms and loft hatch.

Bedroom One

15' 2" x 14' 3" (4.62m x 4.34m) Front aspect double glazed window, double radiator, door to ensuite bathroom.

Ensuite Bathroom

Rear aspect double glazed window, panel enclosed bath, fitted shower cubicle, low level WC, pedestal wash hand basin, single radiator, tiled walls and flooring.

Bedroom Two

Rear aspect double glazed window, double radiator, door to ensuite.

Ensuite Shower Room

14' 3" x 11' 5" (4.34m x 3.48m) Fitted shower cubicle, low level WC, wash hand basin, extractor fan.

Bedroom Three

15' 2" x 11' 5" (4.62m x 3.48m) Front aspect double glazed bay window, double radiator.

Bedroom Four

7' 9" x 7' 6" (2.36m x 2.29m) Front aspect double glazed window, double radiator.

Family Bathroom

Rear aspect double glazed window, panel enclosed bath with hand held shower, separate fitted shower cubicle, low level WC, single radiator and loft hatch.

Outside

Front Garden

The front garden is enclosed by wood panel fencing, driveway parking for a number of vehicles and access to double garage.

Double Garage

Double electric roller garage door, airing cupboard, door leading rear garden, light band power.

Rear Garden

The rear garden is enclosed wood panel fencing, large decked veranda, steps leading to large lawned area.

Council Tax Band