



ALDBOURNE AVENUE

EARLEY • RG6 7DB

**HASLAM'S**  
1838  
COLLECTION





INTRODUCING  
**ALDBOURNE AVENUE**

EARLEY • RG6 7DB

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**£1,200,000**

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Set in a desirable residential area, this four-bedroom detached property offers a great family home on a popular road just moments from Sol Joel Park and a short walk to Earley railway station.

The road is lined with trees for privacy and tranquillity, and the property has ample off-road parking as well as a garage.

With its charming black & white, rose-clad timbered exterior, the house offers impressive kerb appeal. The home has been thoughtfully extended and upgraded to a high standard.

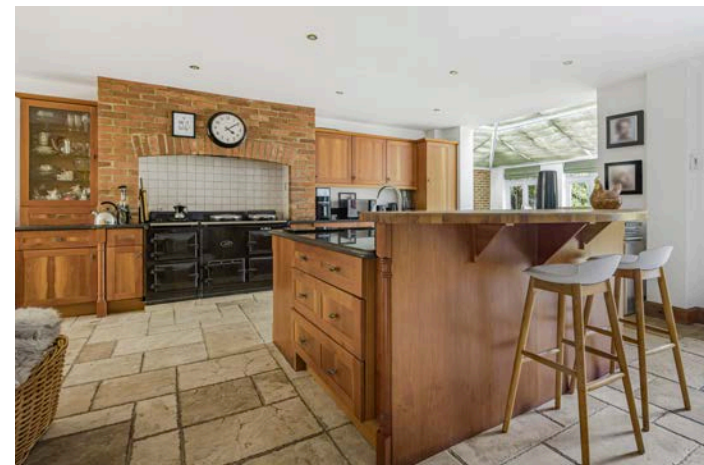
Downstairs, parquet flooring runs throughout, giving the home a modern feel. The living room provides a light-filled space with French doors leading out to the garden. A second reception room at the front of the house is used as an office but makes for an excellent dining space.

There is a third main reception area which is the perfect cosy snug is located at the front of the house.

At the heart of the property lies a stunning open-plan kitchen and living space. Featuring a central island and range cooker, the space flows seamlessly into a bright conservatory-style dining area – perfectly designed for both family life and entertaining. A utility room, WC and storage space complete the downstairs area.

The first floor features four well-sized bedrooms, with the principal bedroom incorporating a spacious en-suite bathroom and ample storage. There is also a sizeable family bathroom.

The garden is a true highlight of this home, surrounded by trees and shrubs. A spectacular timber-built thatched entertaining space provides a unique setting for summer gatherings, adding a touch of charm to the outdoor space.



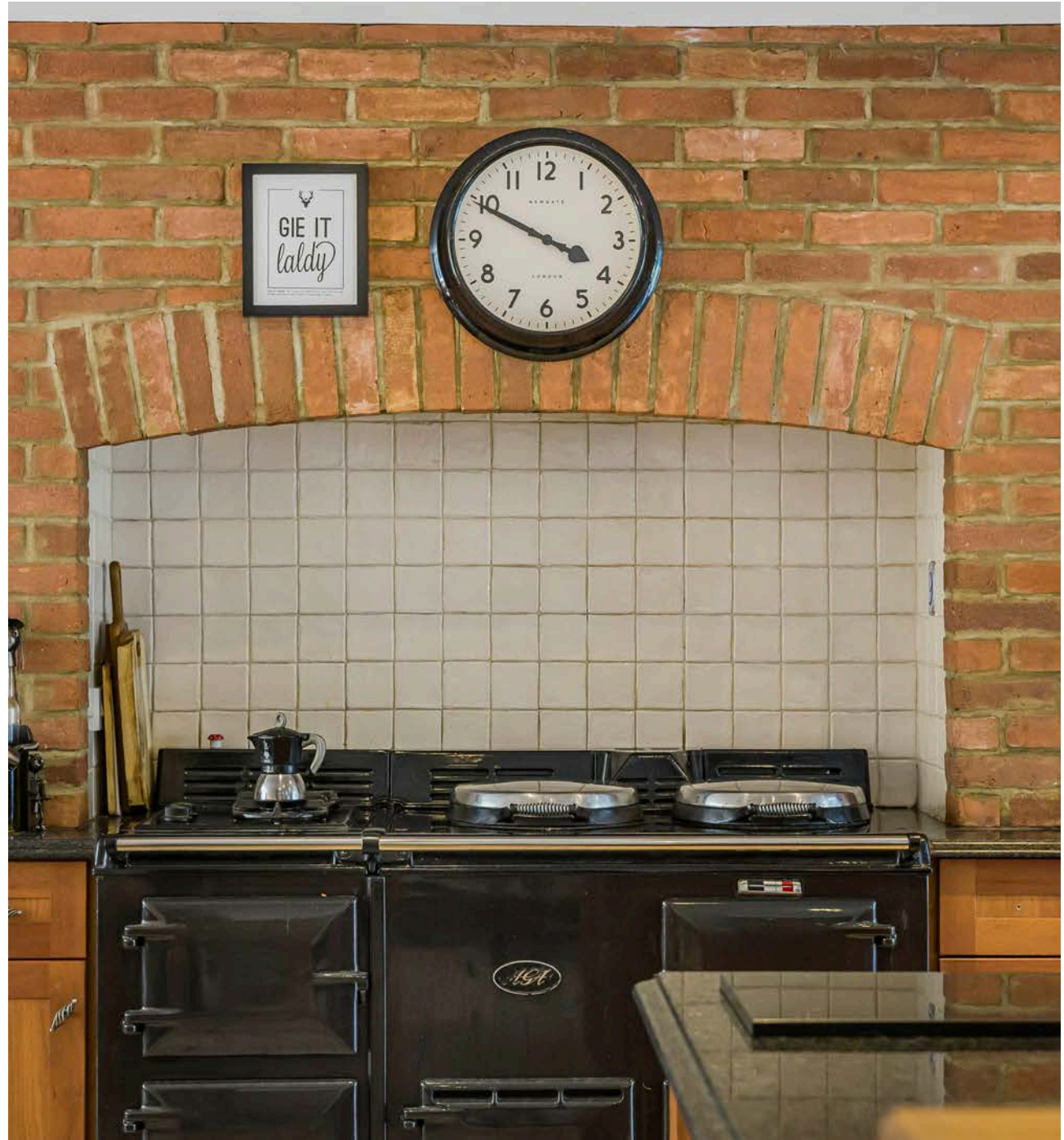




## IN A NUTSHELL

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Bedrooms	4	Reception Rooms	3
Bathrooms	2	Parking Spaces	5







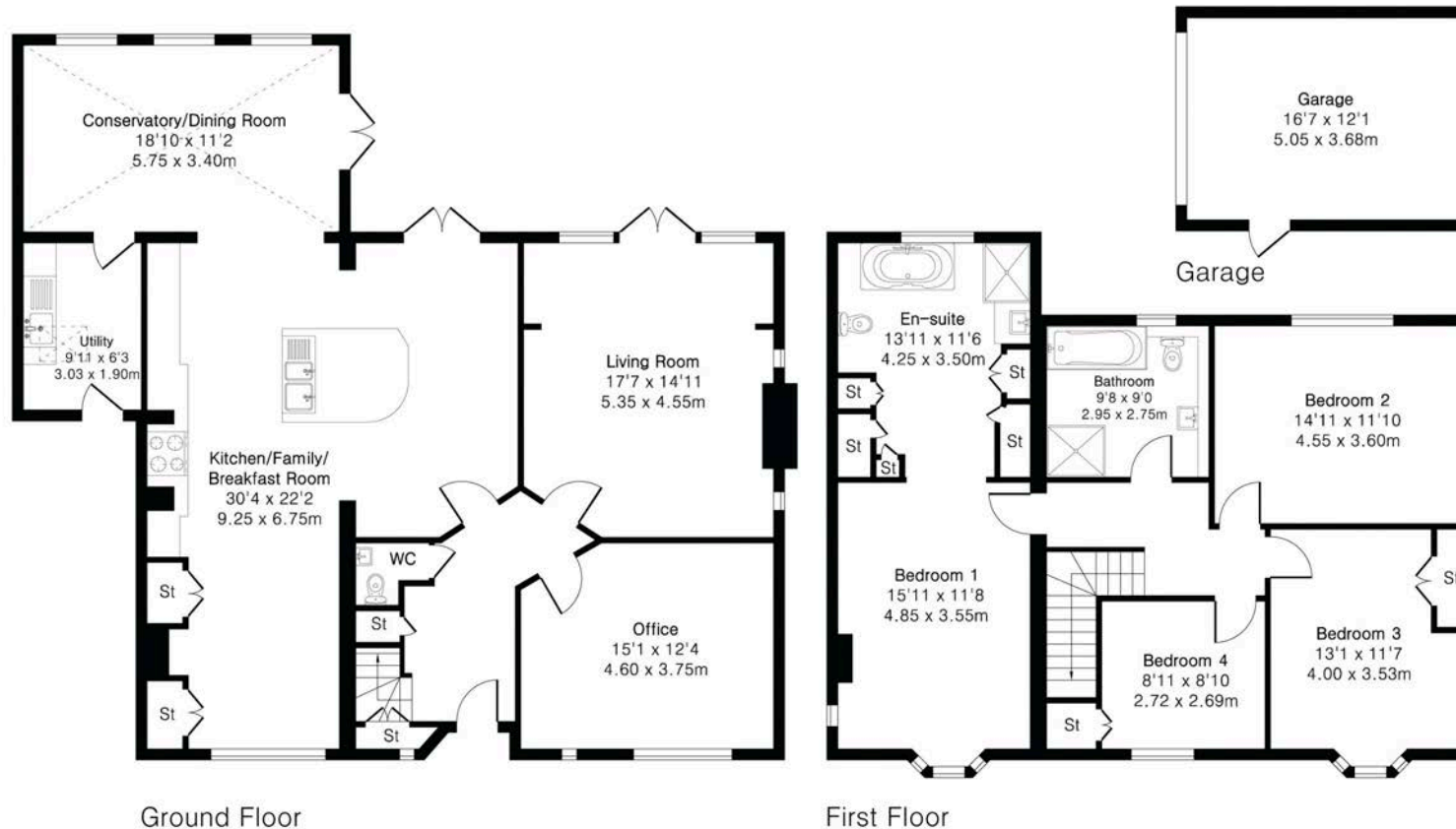


**Approximate Gross Internal Area 2424 sq ft - 226 sq m  
(Excluding Garage)**

Ground Floor Area 1416 sq ft – 132 sq m

First Floor Area 1008 sq ft – 94 sq m

Garage Area 200 sq ft – 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Sales



## ADDITIONAL INFORMATION:

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### Parking

Located at the rear of the garden and access via The Knapp is a garage with electric doors that has a further door to garden.

Two storage sheds and a pedestrian sidegate lead to the front, where a gravelled carriage driveway provides off-road parking.

### Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

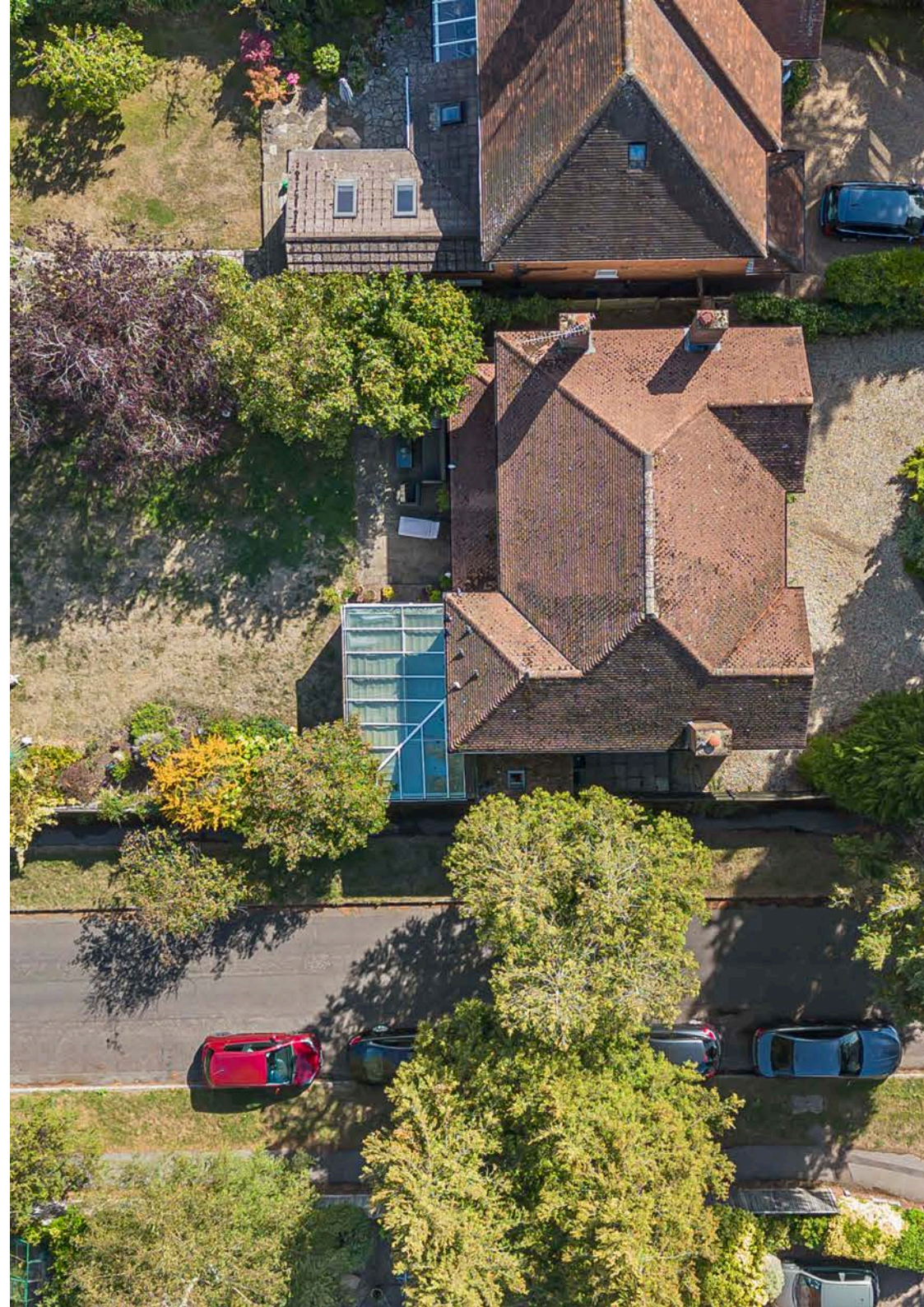
### Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the cabinet (FTTP)

### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website





# AREA GUIDE EARLEY

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## Transport

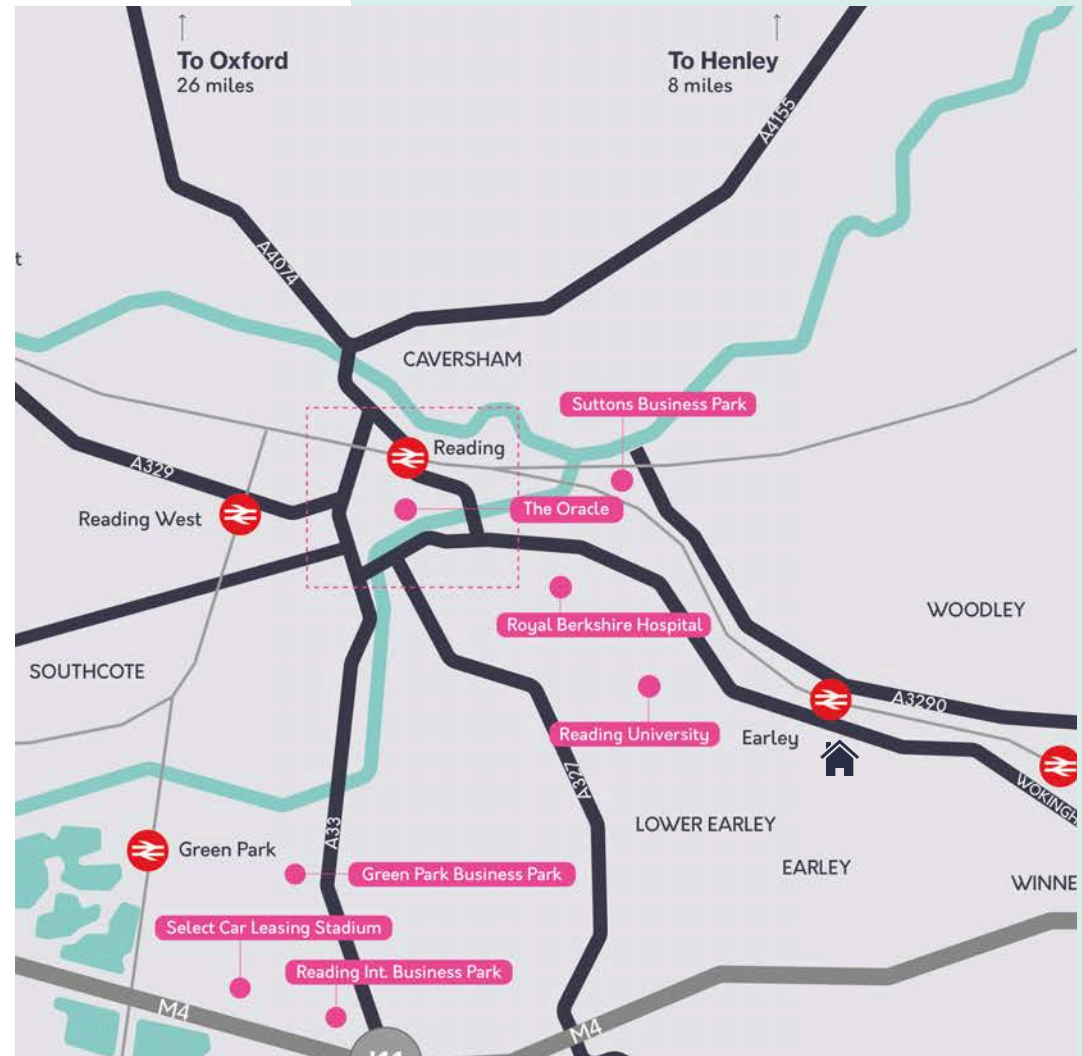
Earley is well-connected with excellent transport options. Earley station runs direct to London Waterloo and Reading Station (6 mins) for connecting services to London Paddington, Oxford and Bristol, as well as the Elizabeth line. Junctions 10 and 11 of the M4 are both within 4 miles.

## Schools

Earley has access to a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. Schools in the local area include Maiden Erlegh School, Abbey School and Leighton Park.

## Entertainment & Leisure

There are a number outdoor spaces nearby, including Sol Joel Park and Maiden Erlegh Nature Reserve. The Oracle shopping centre provides shopping, dining, and riverside views. Reading town centre also has parks and green spaces, including Forbury Gardens.



# HASLAMs

## 1838

COLLECTION

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