



This bay-fronted semi-detached property is situated on a desirable private road on the outskirts of Reading town centre. Kenilworth Avenue benefits from several amenities including public transport links, local shops, and Prospect Park.

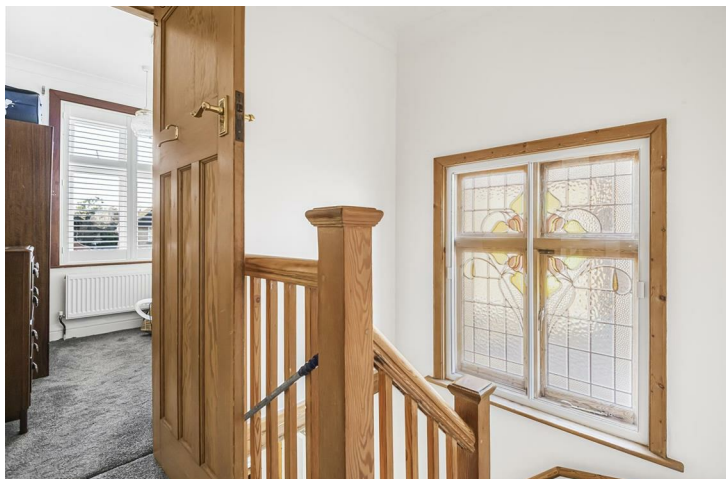
This property benefits from a ground-floor extension which creates spacious accommodation and comprises a 22ft living room, a 14ft dining room with bay window, kitchen, and bedroom/study with W/C. On the first floor there are 3 bedrooms and a family bathroom. To the rear of the property is an enclosed garden with a lawn and outbuilding.

Interested? Please contact our sales team to find out more, or to book a viewing.

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0118 960 1000



- Extended semi detached
- Desirable private road
- 3/4 Bedrooms
- 22ft Living room
- Cloakroom
- Ample off road parking





Council tax band E  
 Council- Reading  
 Additional information:  
 Parking

The property has a driveway with parking for multiple vehicles

- Property construction – Standard form
- Services:
- Gas – mains
  - Water – mains
  - Drainage – mains
  - Electricity – mains
  - Heating – Gas central heating

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

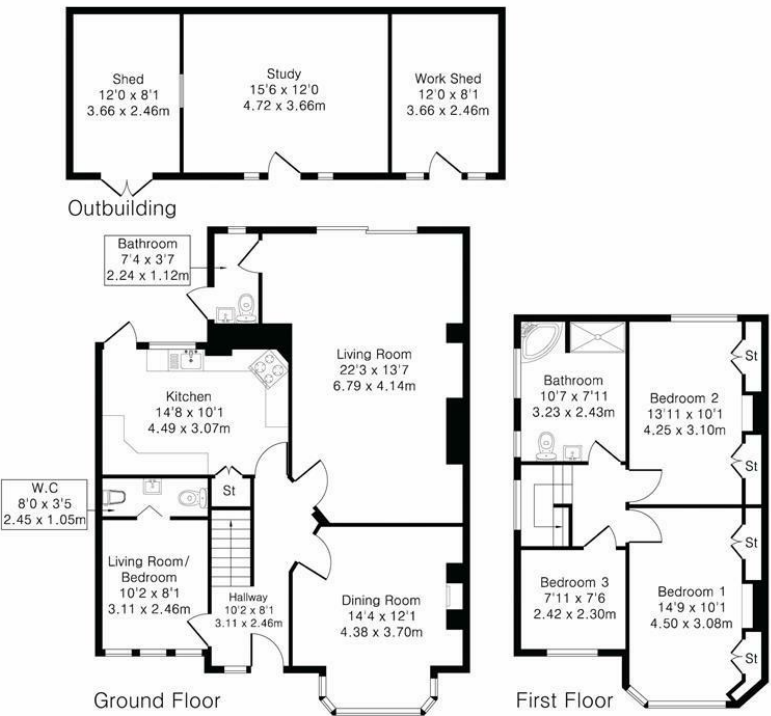
Floorplan

Approximate Gross Internal Area 1706 sq ft - 158 sq m

Ground Floor Area 832 sq ft – 77 sq m

First Floor Area 488 sq ft – 45 sq m

Outbuilding Area 386 sq ft – 36 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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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.