

**HASLAMs**  
.net



91, Western Avenue, Reading, RG5 3BL

£825,000



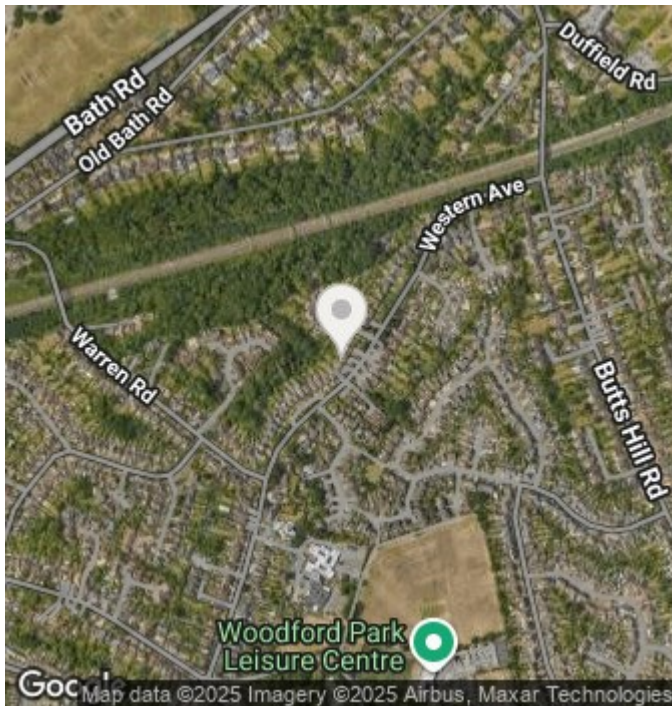
A rare opportunity to purchase a well presented extended detached family home situated in a prime residential location. Set back from the road with a gated driveway, the property benefits from 4 double bedrooms, a family bathroom, a separate shower room and an ensuite to the master bedroom. The beautifully renovated spacious ground floor incorporates an impressive and modern open-plan kitchen-breakfast family room. In addition to the kitchen living space, the sitting room leads into a sizeable conservatory, with beautiful garden views. The garden extends to 60', enjoys a high degree of privacy and large patio areas, for outside living and hosting. The house is extremely well located, with local shopping precinct (including Waitrose and M&S within walking distance) and a good choice of local schools. Twyford, Winnersh and Reading stations are all a short distance away, opening up opportunities for commuting to London (mainline trains into London Paddington and London Waterloo, as well as the Elizabeth Line). The M4 is within each reach via the A329M.







- 4 double bedroom, 3 bathroom detached family home in prime location
- Premium road located between Sonning and Woodley, with excellent transport connections for commuting to both Reading and London
- Large modern downstairs kitchen-living space and conservatory, perfect for open-plan living and hosting
- Master bedroom with ensuite & recently renovated bathrooms.
- Plentiful space for homeworking including options for both an upstairs or downstairs home office
- Gated driveway & Established well-kept private gardens.







## Garden

The lawned garden extends to approximately 60' in length and incorporates patio areas, well-stocked shrub beds, a vegetable plot and two useful storage sheds. There is gated side access to one side and additional storage to the other side of the house.

## Additional information:

### Parking

The property has a gravel driveway with parking for multiple vehicles and a garage that has been converted to a storeroom.

## Property construction – Standard form

### Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

## 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”



## Council tax band F

Council- Wokingham

Approximate Gross Internal Area 1926 sq ft - 178 sq m

"Including Garage"

Ground Floor Area 1092 sq ft – 101 sq m

First Floor Area 834 sq ft – 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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