



Tucked away in a quiet cul-de-sac on the ever-popular Birds Estate, this extended three-bedroom modern townhouse offers versatile living space, a low-maintenance garden and excellent local connectivity, ideal for growing families and professional couples alike. The ground floor has been thoughtfully extended to create three distinct reception areas, giving the home a fantastic sense of flexibility. Linnet Close is perfectly positioned within easy reach of everyday amenities, including regular bus routes into Reading town centre, Tilehurst village, highly regarded local schools, and scenic outdoor spaces such as Calcot, Sulham Woods and Little Heath Park, all just a short walk away. The property is offered for sale with no onward chain.

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



- 3 Bedrooms
- 3 Reception rooms
- 1st floor shower room with separate WC
- Kitchen with oven & hob
- Garage and brick paved driveway
- No onward chain





Council tax band D

Council- WBC

Additional information:

Parking

The property has a brick-paved driveway and an integral garage.

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”

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted in January 2026.

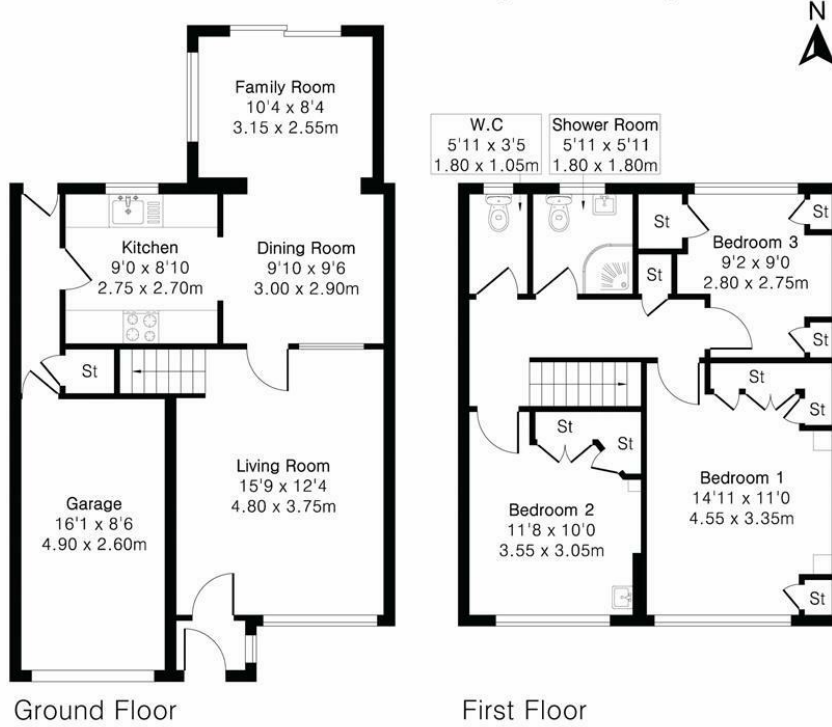
Garden

A low-maintenance garden with a paved patio leading to an artificial lawned area. There are raised shrub beds and a useful storage shed.

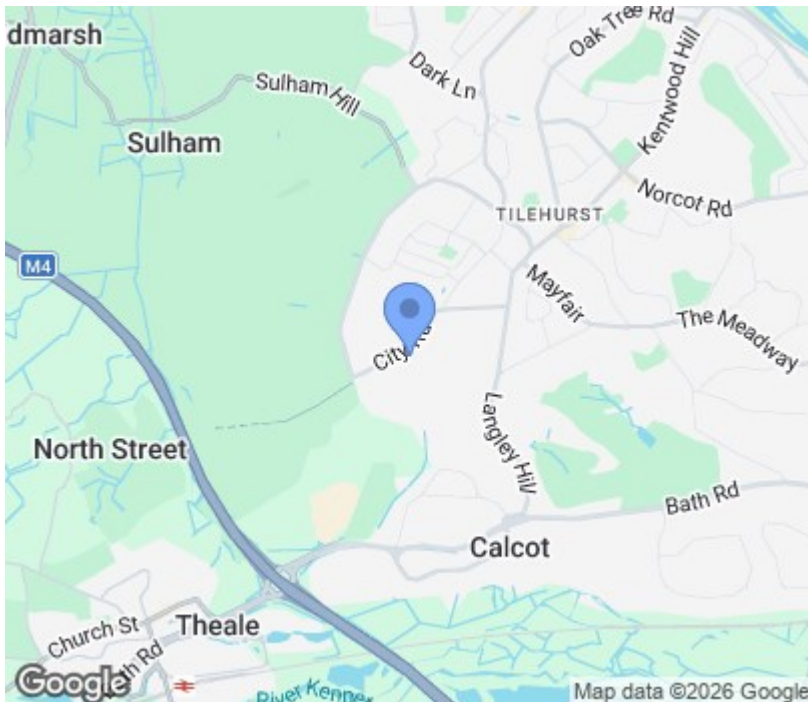
**Approximate Gross Internal Area 1212 sq ft - 113 sq m  
(Including Garage)**

Ground Floor Area 676 sq ft – 63 sq m

First Floor Area 536 sq ft – 50 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(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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