HASLAMS Sales

Avalon Road

£630,000

Reading, RG6 7NS

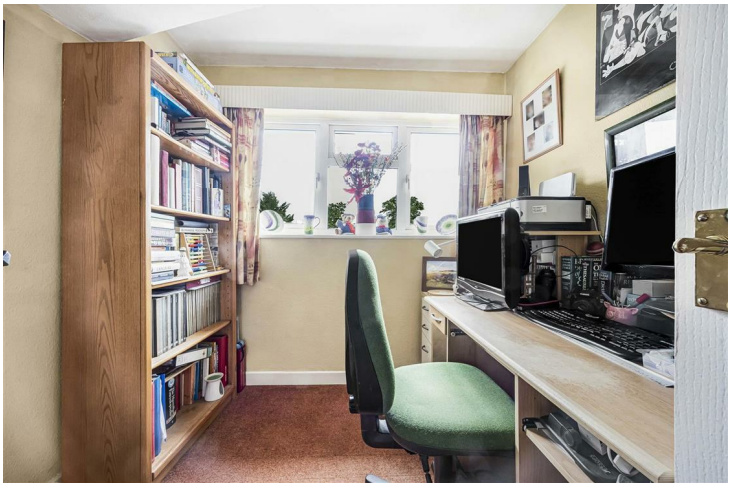
4 1 2 D

This extended semi-detached family home is located in a sought after residential address within the Aldryngton and Maiden Erlegh catchment area. The property is ideally positioned for Earley station and local shops with bus routes and M4 access within easy reach. The property features a living room overlooking the generous 115' garden, and features parquet flooring and a fireplace. The well-equipped kitchen-dining room compliments the ground floor while upstairs, there are 3 bedrooms on the first floor and a loft conversion now provides a 4th bedroom.

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

sales@haslams.net
0118 960 1000

- Extended to provide 4 Bedrooms, primary with dressing area
- Living room with parquet flooring and doors to garden
- Kitchen-dining room with appliances; Established garden extending to 115'
- Driveway parking with gated access to additional parking & garage
- Aldryngton and Maiden Erlegh catchment
- Walking distance of Earley station and local amenities



Council tax band D

Council- WBC

Garden

The property features an established easterly aspect garden that extends to 115' with a paved patio terrace. The garden has a number of mature shrubs with a shallow pond located to the rear of the garden.

Additional information:

Parking

The property has driveway parking with gates at the side of the house opening to a further area of parking with a 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):

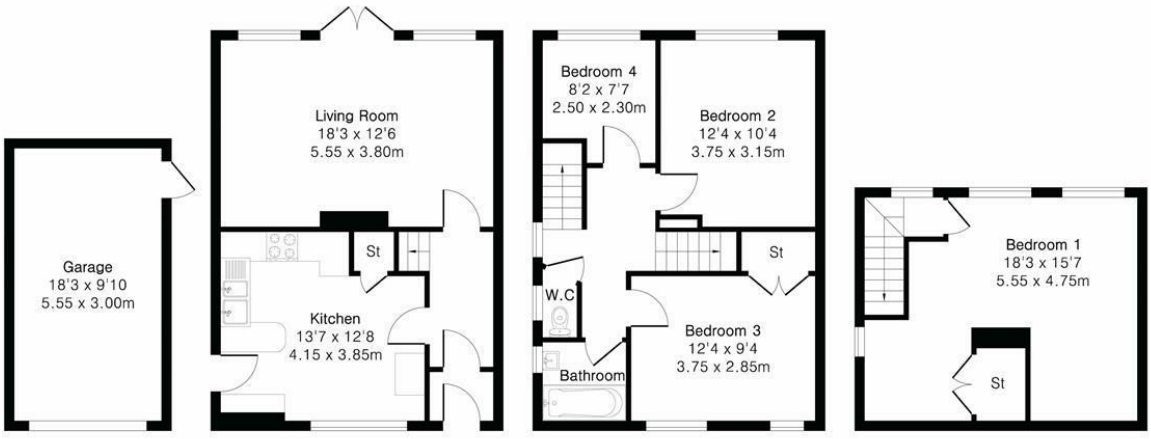
Ultrafast – Fibre to the premises (FTTP)

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”

Floorplan

Approximate Gross Internal Area 1280 sq ft - 128 sq m
(Including Garage)
Ground Floor Area 430 sq ft – 43 sq m
First Floor Area 430 sq ft – 43 sq m
Second Floor Area 253 sq ft – 25 sq m
Garage Area 167 sq ft – 17 sq m



PINK PLAN

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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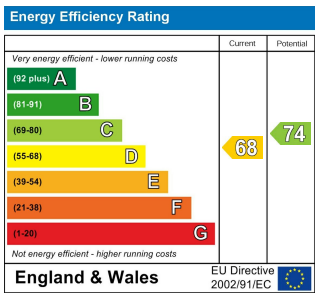

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