

Boston Avenue

Reading, RG1 6JU

Guide Price  
£435,000



Positioned in a desirable suburb just outside Reading town centre, this well-presented semi-detached home offers the perfect balance of modern living and convenient access to a wealth of amenities.

Located within easy reach of Reading Mainline Station, The Oracle Shopping Centre, and the vibrant High Street, this property is ideally suited for commuters, professionals, and families alike. Excellent transport links, a wide range of shops, restaurants, and leisure facilities are all close by, making everyday life both comfortable and connected.

The home itself features a tasteful blend of traditional charm and contemporary finishes. Internally, the accommodation comprises two versatile reception rooms—ideal for both relaxing and entertaining—a well-appointed kitchen, three good-sized bedrooms, and a modern family bathroom.

To the rear, the property enjoys a private, southerly-facing garden with a decked area, perfect for outdoor dining or summer gatherings. To the front, there is ample off-road parking, adding to the property's practicality and appeal.

This attractive home presents a fantastic opportunity for those looking to settle in a well-connected and vibrant area without compromising on space or comfort.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Bay fronted semi detached
- 3 bedrooms
- 2 reception rooms
- South facing garden
- Off road parking
- Central location





Council tax band D

Council- RBC

Additional information:

Parking

The property has a driveway with parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

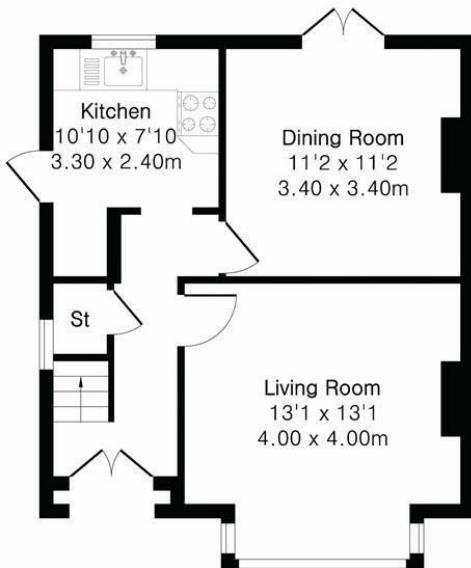
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

## Floorplan

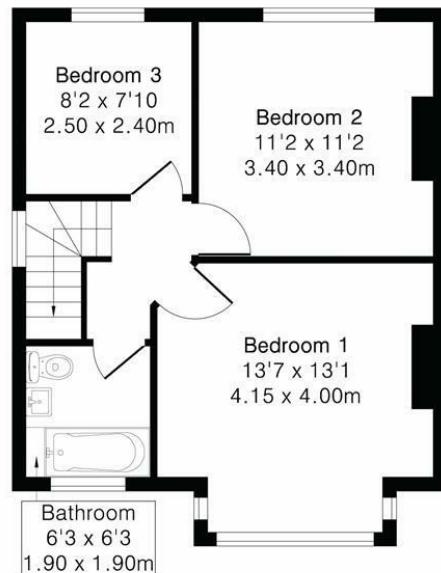
**Approximate Gross Internal Area 874 sq ft - 81 sq m**

Ground Floor Area 433 sq ft - 40 sq m

First Floor Area 441 sq ft - 41 sq m



Ground Floor



First Floor



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.



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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
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.