



AVEBURY SQUARE
READING • RG1 5JH

HASLAMS
1838
COLLECTION



INTRODUCING

AVEBURY SQUARE

READING • RG1 5JH

Price Guide

£975,000

Situated on a coveted corner plot in the heart of the University area, this bay-fronted Cooks-built home in Avebury Square offers the perfect space for family living.

The property benefits from gardens that wrap around the front and side with an integral 20'8 garage and driveway for off-street parking and additional storage.

Downstairs is entered via a generous hallway leading to a dual-aspect living room filled with natural light. Adjacent is the dining room, which opens through to a versatile space ideal as a study or playroom.

The kitchen and breakfast room is complete with a walk-in pantry and direct access to the courtyard, great for a quiet space or morning coffee.

Upstairs, there are five bedrooms, including a principal suite with an en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom and offer ample storage, perfect for a growing family.

The home is situated in one of the area's most sought-after locations, just a short distance from the University campus, the Royal Berkshire Hospital, and the scenic paths around Whiteknights Lake, ideal for walks.

A wide selection of state and independent schools is within easy reach of the property. Frequent bus services provide access to Reading town centre, which is just a 20-minute walk away, offering an extensive range of shopping and entertainment. The property also benefits from excellent connections to major train lines, providing easy travel into London and beyond.



IN A NUTSHELL

Bedrooms

5

Reception Rooms

3

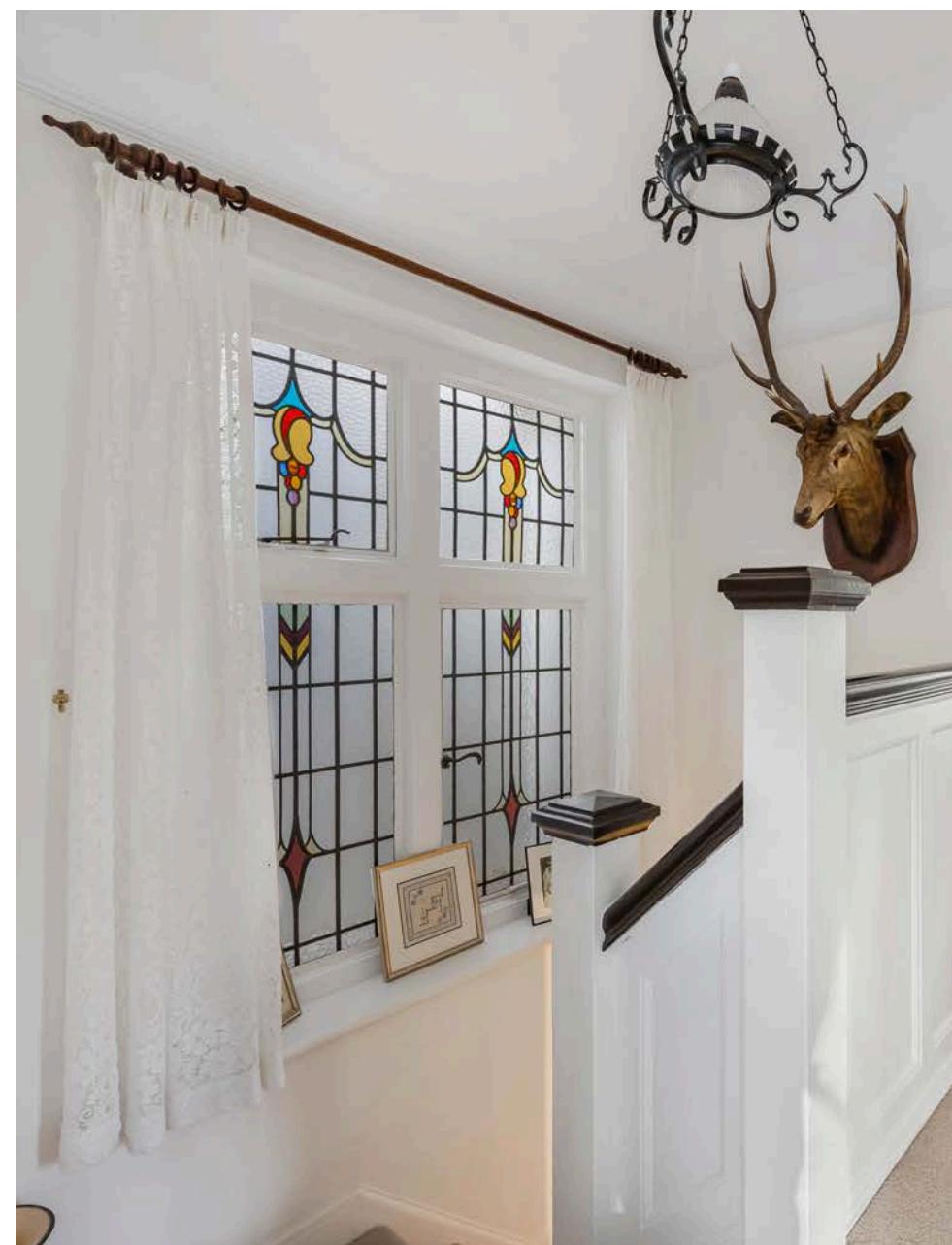
Bathrooms

2

Parking Spaces

4









Beautiful gardens that
wrap around the home

Approximate Gross Internal Area 2358 sq ft - 219 sq m (Including Garage)

Ground Floor Area 1258 sq ft – 117 sq m

First Floor Area 1100 sq ft – 102 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.



ADDITIONAL INFORMATION:

Parking

The property has a gravel driveway with parking for multiple vehicles and an integral garage.

There is additional on-street parking that requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband Connection:

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 visit the "Broadband and mobile coverage checker" page on the Ofcom website



AREA GUIDE READING

Transport

Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, St Joseph's, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crosfields.

Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.





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