



NORTHUMBERLAND AVENUE, READING, RG2 7PW
GUIDE PRICE £500,000 FREEHOLD

**A DELIGHTFUL THREE BEDROOM PERIOD
SEMI-DETACHED HOME WITH ONE OF THE
LARGEST REAR GARDENS IN THE AREA.**

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DESCRIPTION:

This delightful Edwardian semi-detached home is sat on a plot of approximately quarter of an acre with one of the largest, and in our opinion, best gardens in the area. The property is being sold for the first time in over 60 years and offers the new owners a spacious family home full of character in an excellent location. The property is under a mile from Reading Town Centre, half a mile from the University of Reading, close to schools, a host of local amenities, and offering excellent access to the M4 at Junction 11 and Green Park.

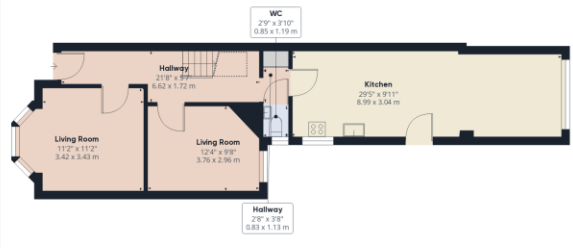
Ground floor living accommodation comprises, a lovely living room to the front of the house with a feature bay window, a second reception room and a kitchen which has been extended to the rear to create a wonderful dining area overlooking the beautifully maintained rear garden, a wc and access into a full height cellar complete the ground floor. On the first floor there are three generous bedrooms, the rear two with external electric blinds, a bathroom and the loft has been partially converted to create a further living space with potential to add a fourth bedroom. The property further benefits from off road driveway parking and a water softener. This lovely house will make an excellent family home and is being sold with no chain complications.

AT A GLANCE

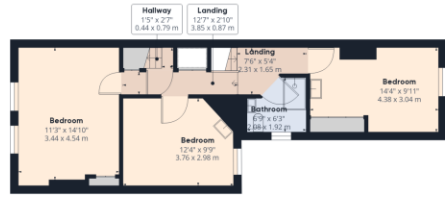
- Three Bedroom Edwardian Semi-Detached Home
- Large Plot of Approximately Quarter of an Acre
- Delightful Mature Gardens
- Two Reception Rooms
- Extended Kitchen/Diner
- Partially Converted Loft
- Cellar
- No Chain







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1400.6 ft²
130.12 m²

Reduced headroom
99.09 ft²
9.21 m²

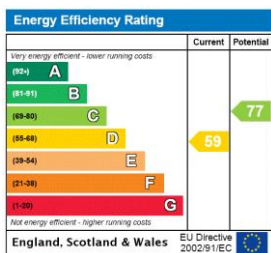
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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