



BOSTON AVENUE, BERKSHIRE, RG1
OFFERS IN EXCESS OF £500,000 FREEHOLD

A SUPERB FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

A fantastic opportunity to acquire this well-appointed extended four bedroom semi-detached family home. Situated on this sought after road, within walking distance of the town centre and benefitting from a lovely secluded south facing garden. The current owners have kept the property in superb condition and replaced the double glazed windows approximately two years ago. Within a short walk are the open spaces of Coley Park which has sports facilities including tennis court, basketball, cricket pitch and outdoor gym. There are excellent schools on hand to include Coley Primary and the Wren Secondary Schools (Good Ofsted ratings). The Holy Brook is within a five minute walk of the property which provides rural walks along the River Kennet and Reading train station has direct access to London Paddington in just over 20 minutes and on London's tube network with Crossrail and the Elizabeth Line.

The light and spacious accommodation comprises bay fronted sitting room with a wonderful tiled enclosed fireplace with inset gas fire, dining room, kitchen, study/office, cloakroom, whilst to the first floor there are four bedrooms which are complemented by both a bathroom and a shower room. To the rear of the property there is a terraced patio area, ideal for entertaining, with steps that lead up the main part which is laid to lawn with mature shrub tree borders and there is a concealed shed. To the front of the property there is a driveway and a further lawned area with shrub tree borders.

All in all a truly wonderful home that offers fantastic living accommodation, situated in this sought-after road.

AT A GLANCE

- Sought-After Road
- Walking Distance Of The Town Centre
- Three Reception Rooms
- Cloakroom
- Four Bedrooms
- Bathroom & Shower Room
- Secluded Southerly Facing Garden
- Driveway Parking
- Close To Coley Park & The Holy Brook



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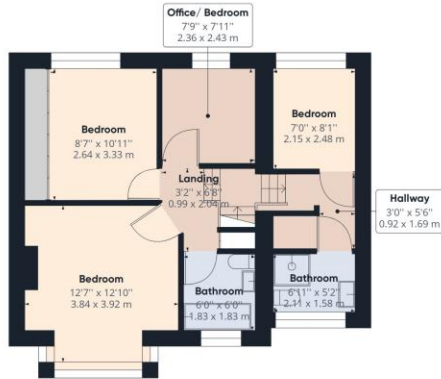
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Ground Floor



Floor 1

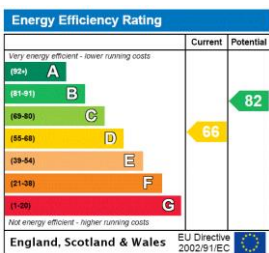
Approximate total area⁽¹⁾
1057.07 ft²
98.20 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

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.



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