



**Winkworth**

for every step...

## Honor Avenue, Burghfield Common, Reading, RG7 3BW

Guide Price £700,000 *Freehold*

4 2 2

### A Beautifully Presented Four Bedroom Detached Family Home in a Well Connected and Peaceful Setting

This beautifully presented four-bedroom detached family home enjoys an enviable position in a small, private close of just three similar properties, set opposite attractive woodland and only a short walk from the highly regarded Willink Secondary School. Built in 2019 by the renowned developer Miller Homes, the property combines contemporary design with practical family living in a well-connected yet peaceful setting, offering excellent access to scenic local walks.

The ground floor accommodation is thoughtfully arranged and ideal for modern lifestyles. A welcoming lounge features French doors opening directly onto the private rear garden, creating a wonderful space for both relaxing and entertaining. The stylish fitted kitchen/diner provides the perfect hub of the home, complemented by a separate study for home working, a convenient downstairs WC, and a utility room with side access. Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing comfortable accommodation for growing families.

To the rear, the property boasts a beautifully landscaped garden designed for enjoyment throughout the seasons, complete with an impressive bar/garden room – ideal for entertaining – and access to the detached garage. The home further benefits from off-road parking for three vehicles, an EV charging point, and a professionally boarded loft offering excellent additional storage. With four years remaining on the NHBC builder's warranty, this superb home offers peace of mind as well as style and space – truly perfect for family living.

### KEY FEATURES

- Modern four-bed detached home in private close
- Peaceful setting opposite woodland; walk to Willink School
- Built 2019 by Miller Homes – stylish and contemporary
- Spacious lounge with French doors to garden
- Modern kitchen/diner, study, utility & WC
- Ensuite main bedroom plus family bathroom
- Landscaped garden with bar room, garage & parking for 3
- EV charger, boarded loft & NHBC warranty remaining

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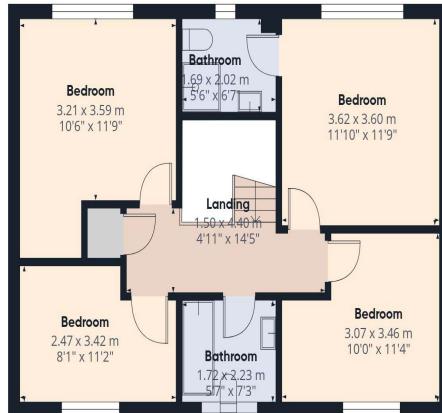
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## MATERIAL INFO

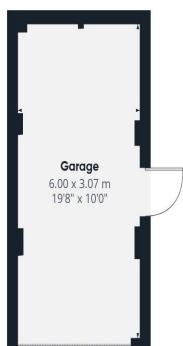
**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** B



Approximate total area<sup>(1)</sup>

143 m<sup>2</sup>

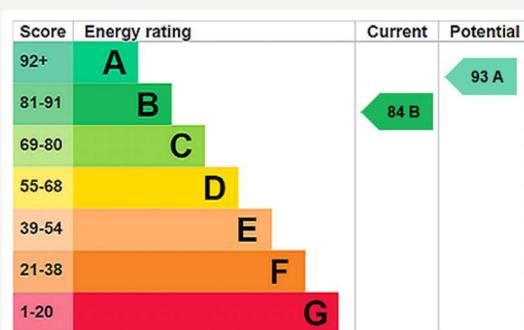
1540 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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<https://www.winkworth.co.uk/sale/property/REA260063>

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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