



34 Birdhill Avenue, Reading, RG2 7JT
£325,000 Freehold

sansome & george
Residential Sales & Lettings

- 2 Bedroom Semi-detached House
- Open Living/Dining Room
- Close To Schools And University
- Garden Office/Study
- UPVC Double Glazed Windows

- Closed Chain
- Cul De Sac Location
- Large South Facing Garden
- Further Potential To Extend (STPP)
- Gas Fired Central Heating

A two bedroom semi-detached home located in popular residential area. Various local shops, frequent bus services to Reading town centre and supermarkets are all minutes away. Local schools, university and leisure facilities are all close by as well.

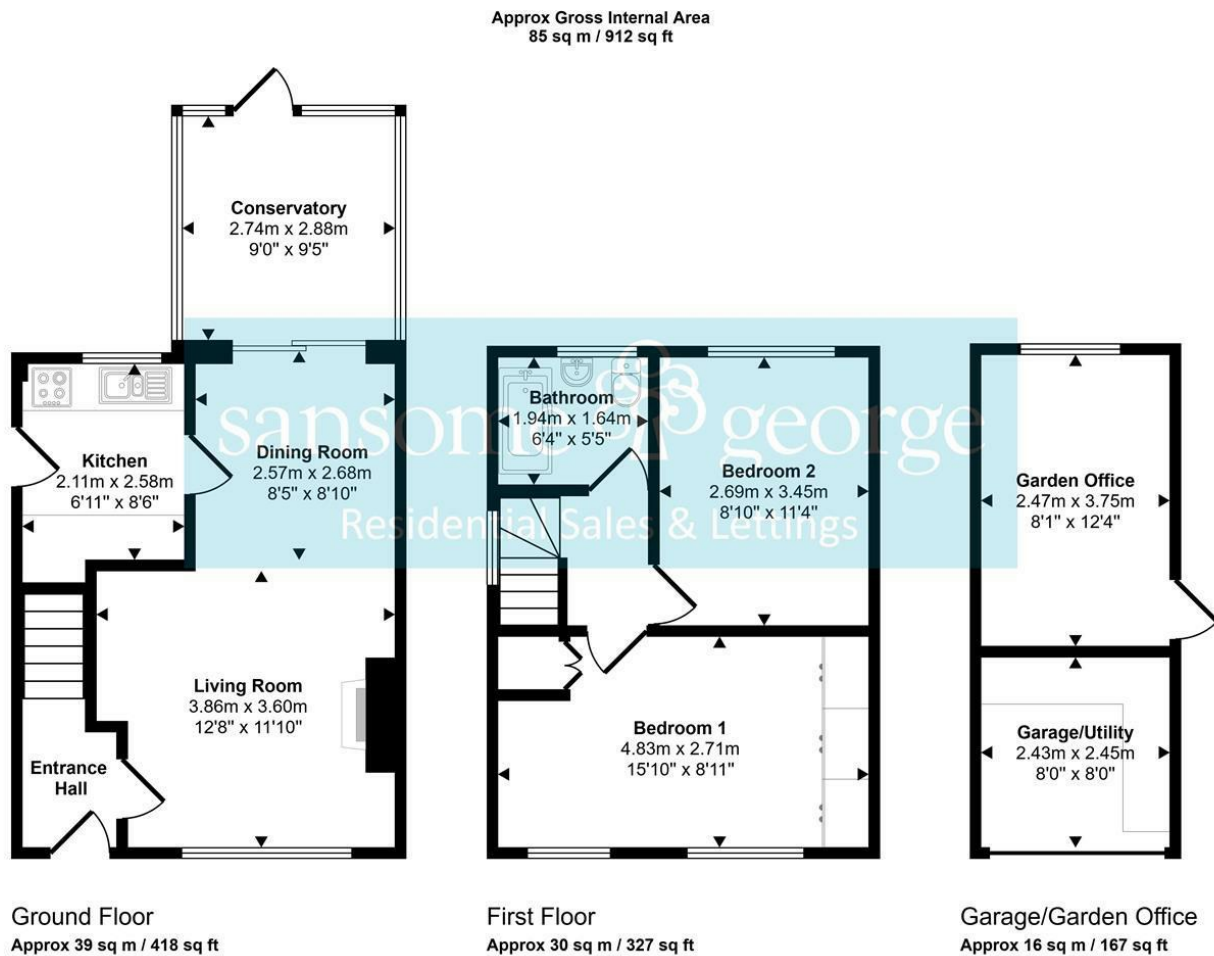
Accommodation comprises entrance hall, front aspect living/dining room, rear aspect kitchen and conservatory with direct access onto the rear garden. Stairs from the entrance hall rise to the first floor landing, which services two good sized 'double' bedrooms and a separate three piece family bathroom. The property benefits from recently upgraded gas radiator central heating and UPVC double glazing with great potential to extend (subject to necessary consents).

Outside, the frontage offers driveway parking with side access through a carport to a good sized rear garden and garage which has been divided to create storage/utility space and with the rear converted into a study,. The enclosed rear garden is mainly laid to lawn with a raised patio area enjoying views over the pleasant woodland behind.

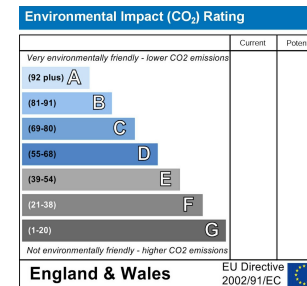
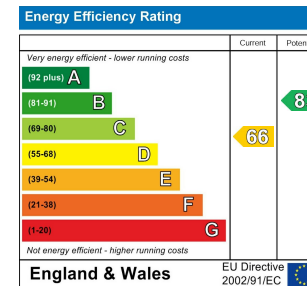
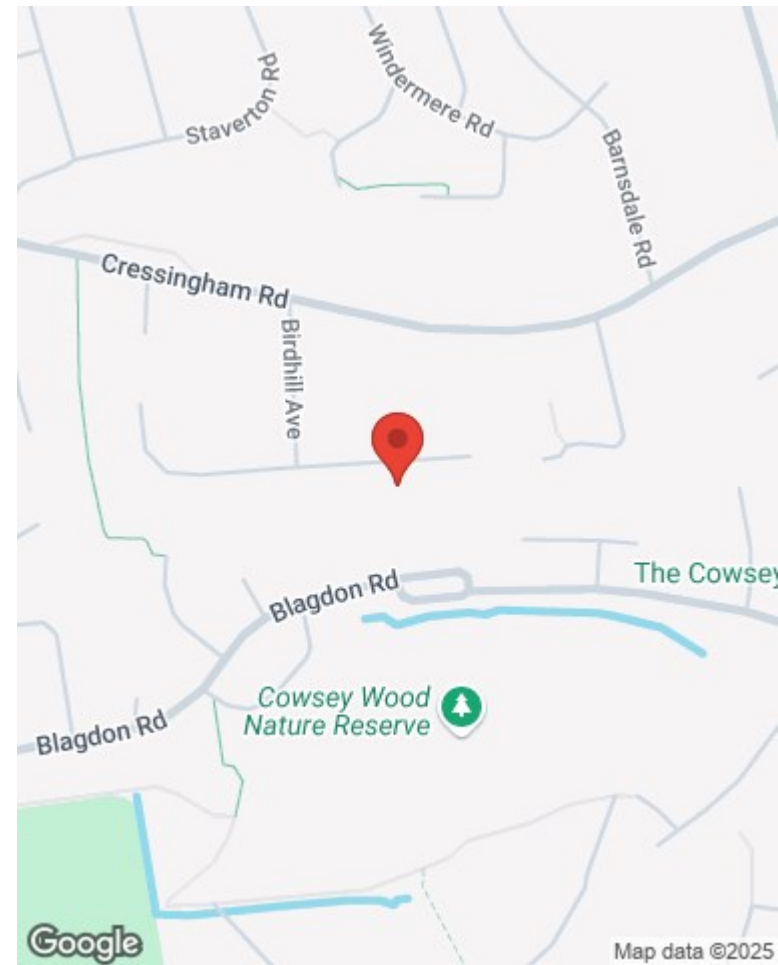
For more information or to schedule a viewing appointment, please contact Sansome & George to arrange viewing.

Council Tax Band C - Reading Borough Council





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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