



**34 Rangewood Avenue, Reading, RG30 3NN**  
**Guide Price £400,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Popular Kennet Valley Location
- Quiet Cul-De-Sac Setting
- Spacious Living Room
- Driveway Parking & Garage
- Excellent Transport Links Nearby

- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Bright Conservatory
- Fully Enclosed Rear Garden
- Close To Parks, Schools And Shops

Situated in the ever-popular Kennet Valley area, this well-presented semi-detached home enjoys a quiet cul-de-sac setting approximately three miles west of Reading town centre. Ideally located under half a mile from a wide range of local amenities, the property offers convenient access to open countryside, including The Holy Brook, River Kennet, Linear Park, and Prospect Park. The area is also well served by sought-after primary and secondary schools, a selection of local shops and supermarkets, and several welcoming pubs.

Excellent transport links are a key benefit, with multiple nearby bus routes providing easy access to Reading West and Reading Mainline train stations. For drivers, Junction 12 of the M4 is under three miles away via the nearby A4 Bath Road.

The accommodation comprises an entrance hall with stairs rising to the first floor, a modern kitchen offering ample cupboard space and work surfaces, and a bright living room with a UPVC door leading into a conservatory. The conservatory provides further living space and opens onto a beautifully landscaped rear garden. Upstairs, there are three well-proportioned bedrooms, all served by a contemporary three-piece family bathroom with a shower over the bath. A handy airing cupboard housing the new boiler is located on the landing.

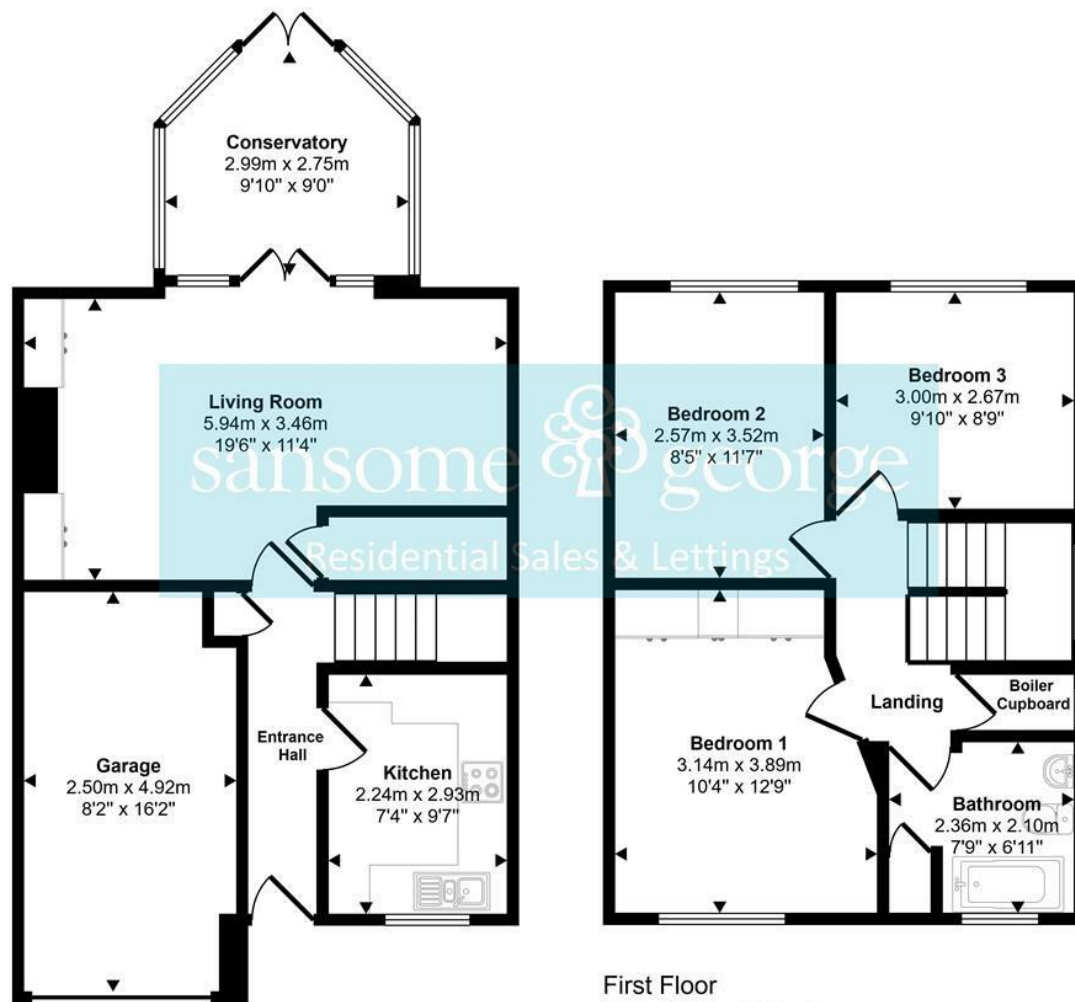
The exterior features a fully enclosed rear garden, mainly laid to lawn with a patio area, wooden shed, and gated side access. To the front, there is a driveway providing off-road parking and access to an integral garage.

Early interest is anticipated in this highly sought-after home. To arrange a viewing or request further information, please contact Sansome & George.

Reading Borough Council - Band D

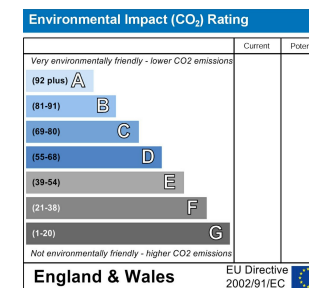
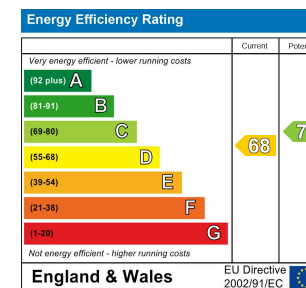
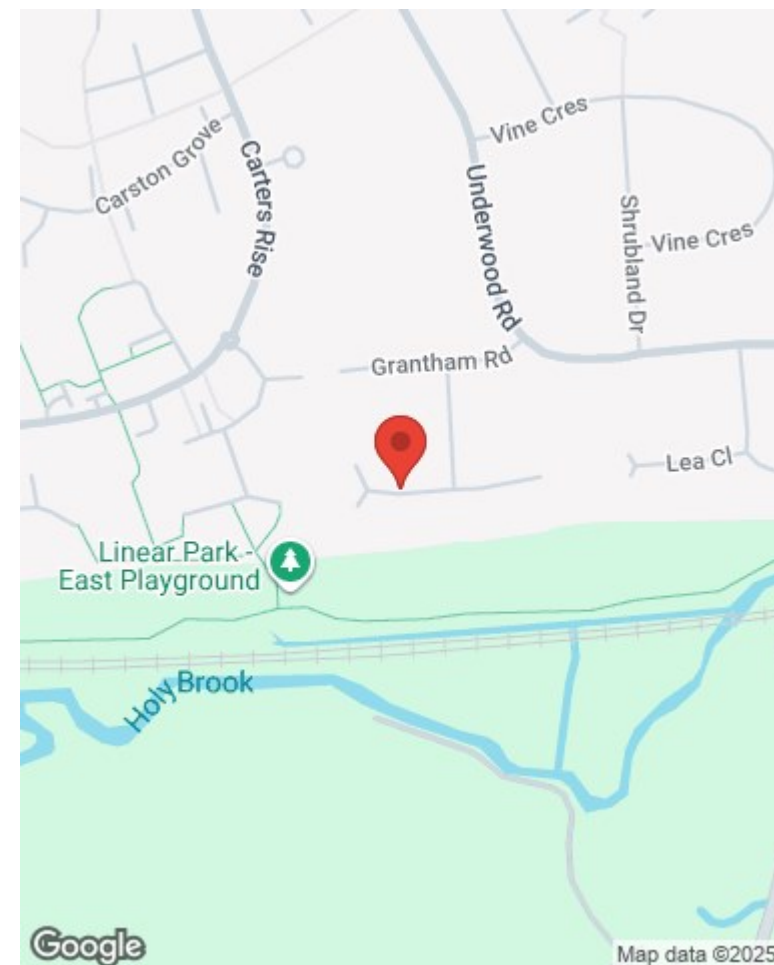


Approx Gross Internal Area  
99 sq m / 1063 sq ft



**Ground Floor**  
Approx 55 sq m / 596 sq ft

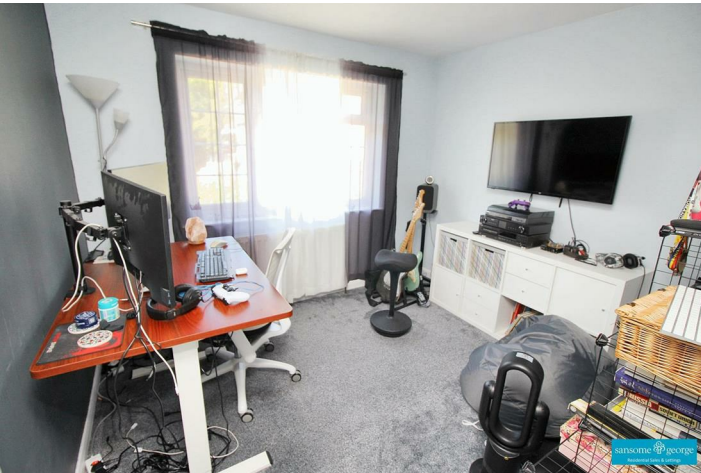
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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