# The Avenue, Mortimer Common, RG7 3RB

4 3 2

## Guide Price £850,000 *Freehold*

Impressive Four Bedroom Semi-Detached House In The Sought-After Mortimer Common Location

Situated in the highly desirable Mortimer Common, approximately one mile from Mortimer Train Station, this impressive extended four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors and is offered to the market with no onward chain.

The ground floor features a practical cloakroom/utility room and an impressive fitted kitchen/breakfast room with a range of integrated appliances, central island, access to the rear garden and a roof lantern providing an abundance of natural light. A particular highlight is the superb dining/family entertaining room, featuring dual-aspect bi-fold doors opening onto both the front and rear gardens, complemented by an additional roof lantern to create a bright and inviting living space.

On the first floor are two well-proportioned bedrooms, one of which is currently utilised as a dressing room, together with a family bathroom. The second floor provides two further bedrooms, including a principal bedroom with its own en-suite bathroom.

Outside, the property benefits from a private, low-maintenance rear garden with access to the garage. To the front is a generous gated garden and driveway providing ample off-road parking for multiple vehicles.

Combining generous accommodation, excellent entertaining space and a sought-after village location within approximately one mile of Mortimer Train Station, this exceptional family home is offered with no onward chain and is highly recommended for an early viewing.

### KEY FEATURES

- Extended Four Bedroom Semi-Detached Family Home
- No Onward Chain
- Versatile Accommodation Set Over Three Floors
- Private Road in a Sought-After Village Location
- Approximately One Mile from Mortimer Train Station
- Spacious Gated Front Garden & Low-Maintenance Rear Garden
- Ample Driveway Parking for Multiple Vehicles & Garage
- Two Bathrooms & Ground-Floor Cloakroom/Utility Room
- Impressive Formal Lounge/Entertaining Room with Dual-Aspect Bi-Fold Doors to Front & Rear Gardens
- Spacious Kitchen/Breakfast Room & Dining Area

**Reading**

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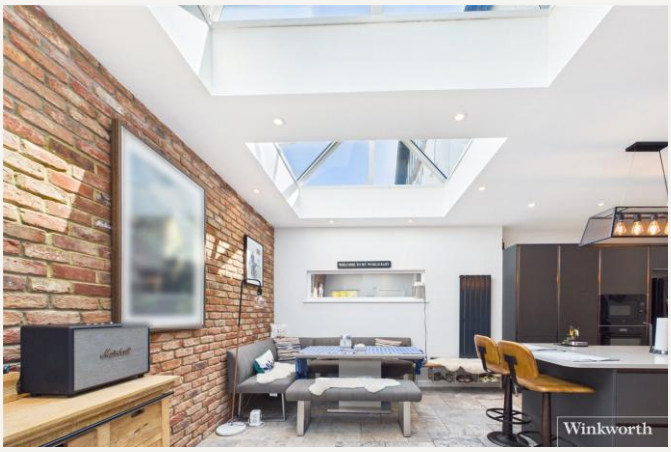
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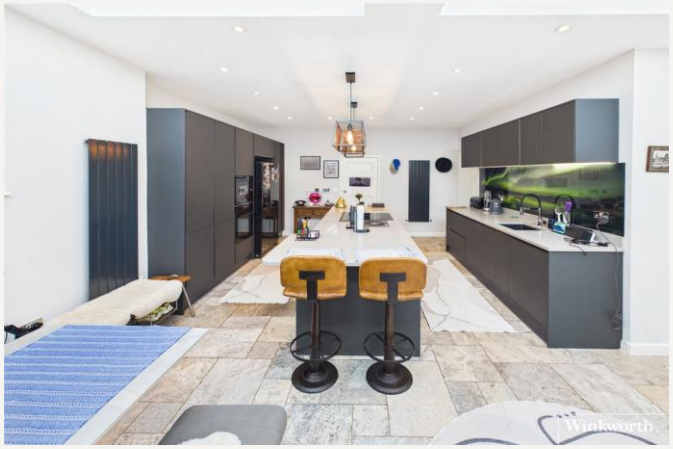
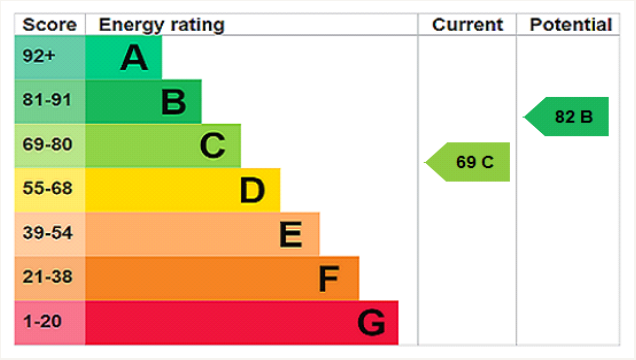


MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** F

**EPC rating:** C

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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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