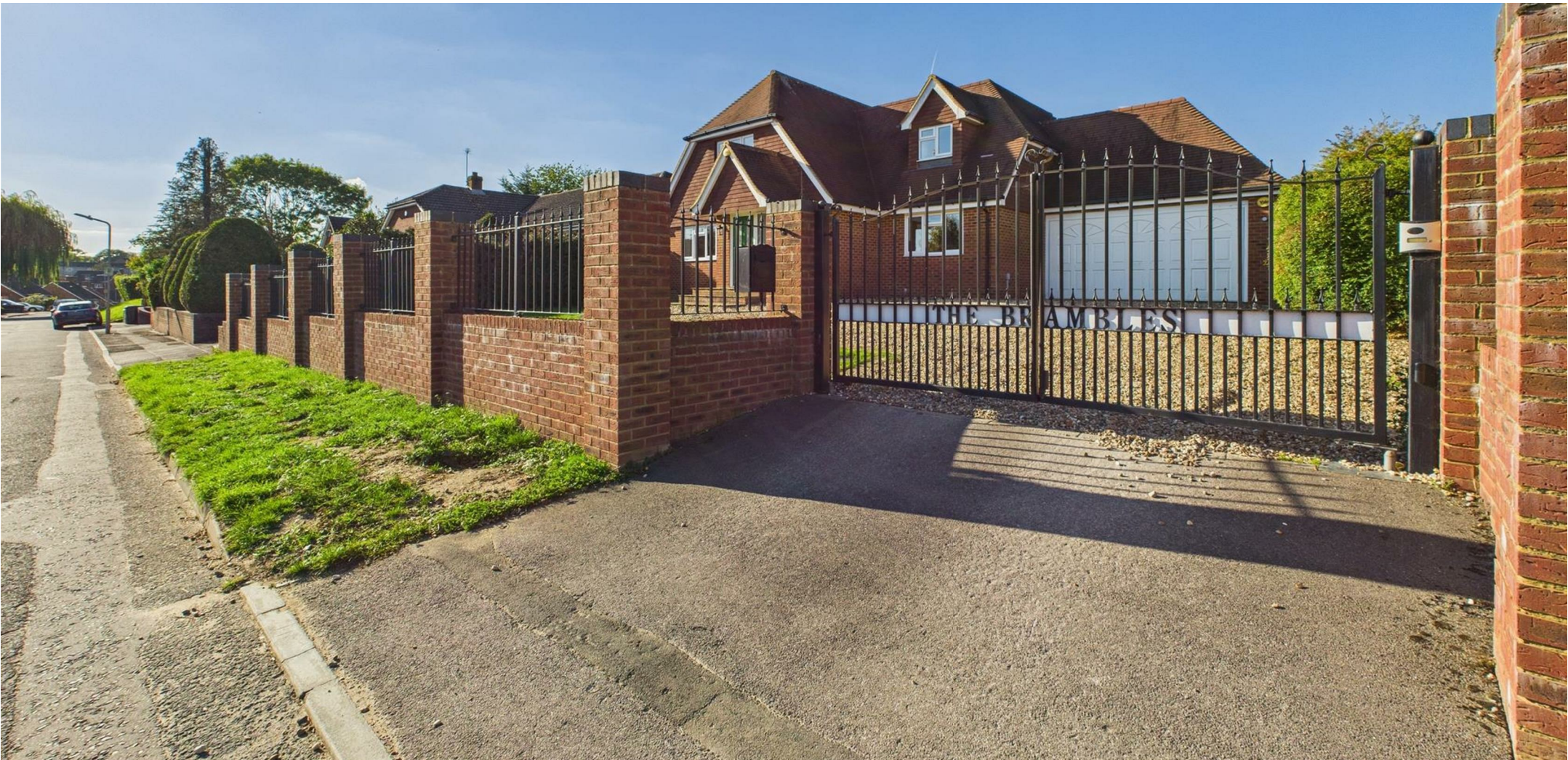




The Brambles Fairway Avenue

Tilehurst, RG30 4QB

Guide price £900,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this four/five bedroom detached house built circa ten years ago. The property boasts 2,700 sq. ft and is located on one of Tilehurst's prestige roads.

The Brambles has secure gates, ample off road parking and a double garage. the accommodation comprises three reception rooms (one can be used as a ground floor bedroom)

The kitchen/breakfast room is the true heart of the house, complete with integrated appliances and direct access to the rear garden. A utility room, stylish shower room, and integral double garage access complete the ground floor.

Upstairs, the property offers four generous double bedrooms. The impressive master suite boasts a dressing area and en-suite bathroom, while bedroom two also enjoys an en-suite. Two further modern bathrooms serve the remaining bedrooms, making this home ideal for a growing family.

The rear garden is predominantly laid to lawn, providing an excellent space for entertaining and outdoor living, while the gated driveway offers parking for multiple vehicles in addition to the double garage.

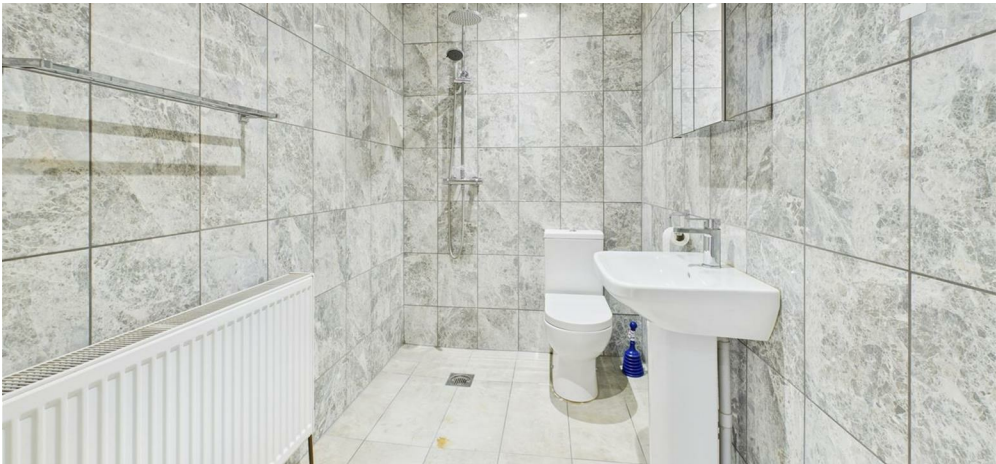
Located within the Little Heath secondary school catchment and within walking distance to Tilehurst village centre offering an array of shops and restaurants. Junction 12 of the M4 motorway is within a short drive and Reading town centre is within a 4 mile drive.

Council Tax Band G

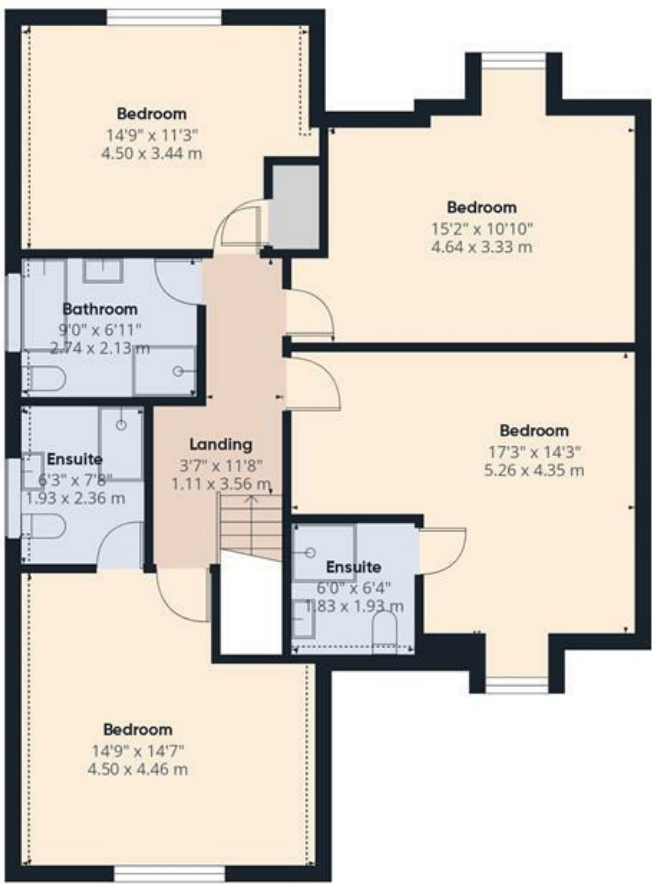
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- DETACHED HOUSE BUILT 2016
- SECURE ELECTRIC GATES
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- THREE RECEPTION ROOMS
- 360 VIRTUAL TOUR
- FOUR BATHROOMS
- SIDE ACCESS TO REAR GARDEN

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(9-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2733 ft²
253.9 m²

Reduced headroom

21 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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