



sansome  george

2 Wittenham Avenue, Tilehurst, Reading, Berkshire, RG31 5LN
Guide Price £530,000 Freehold

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Residential Sales & Lettings

- 'Haddock' Built Semi Detached Home
- Dual Aspect Living Room
- 3 Bedrooms
- Ample Driveway Parking
- Gas Radiator Central Heating

- Desirable Residential Address
- Modern Kitchen/ Breakfast Room
- Landscaper Rear Garden
- Detached Garage
- UPVC Double Glazing

This exquisite, modern style, double bay fronted, semi-detached home offers an unparalleled blend of style, comfort, and convenience, making it a perfect family residence. Situated within the prestigious catchment areas of outstanding primary and secondary schools, including the highly sought-after Birch Copse and Little Heath, this property is ideal for families valuing education. Additionally, it's location is unbeatable, being just a leisurely 15-minute walk from serene countryside and vibrant playing fields, ensuring a perfect balance between educational excellence and outdoor activities.

The home has been meticulously renovated to the highest standards, reflecting the current owners' dedication to creating a warm and inviting space. The property greets you with a charming block paved driveway, leading to a welcoming entrance hall that sets the tone for the rest of the home. The ground floor boasts a versatile office room, ideal for working from home or as an additional family, guest, or study room, providing that much-needed flexibility for modern living. The spacious dual-aspect living room, with its picturesque front aspect bay window, flows seamlessly into a modern fitted kitchen, culminating in a bright breakfast room with direct access to the beautifully landscaped rear garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each featuring built-in storage, and serviced by a generous four-piece bathroom, including a luxurious walk-in shower. The property's exterior is just as impressive, with a sizeable patio area that merges into a well-tended lawn surrounded by vibrant flower and shrub beds, all enclosed by wooden panel fencing, creating a private oasis for relaxation and entertainment.

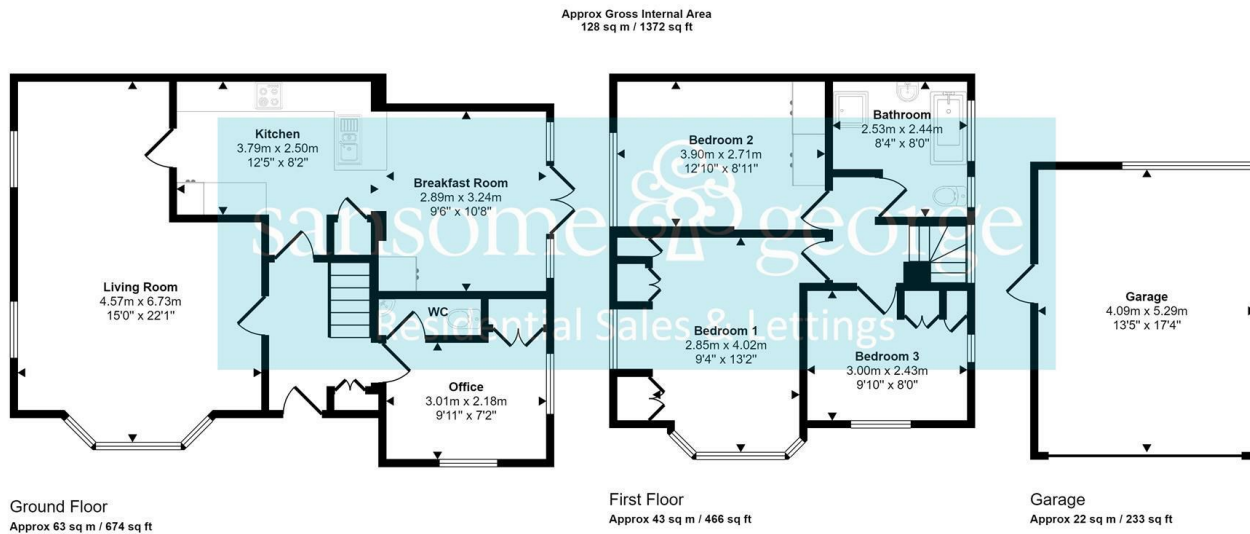
Additional highlights include a detached garage with extra parking space, ensuring ample storage and convenience for vehicle owners. The home is also equipped with UPVC double glazing and gas-fired central heating, adding to the comfort and efficiency of this exquisite property.

Located within a stone's throw of Tilehurst Village, residents will enjoy easy access to a variety of amenities, including convenience stores, restaurants, and regular bus services. Tilehurst train station, with connections to Reading Mainline, Oxford, and London Paddington, is just 2 miles away, making commuting a breeze. Reading Town Centre and Junction 12 of the M4 Motorway, with its array of shopping options including IKEA & Retail Park, are also easily accessible, providing everything you need within a short distance.

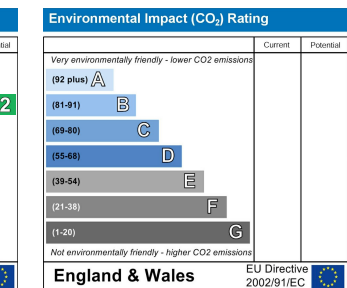
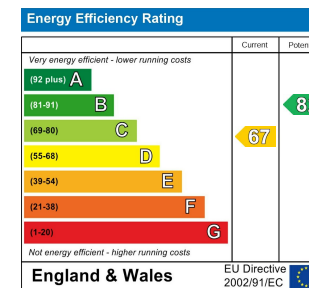
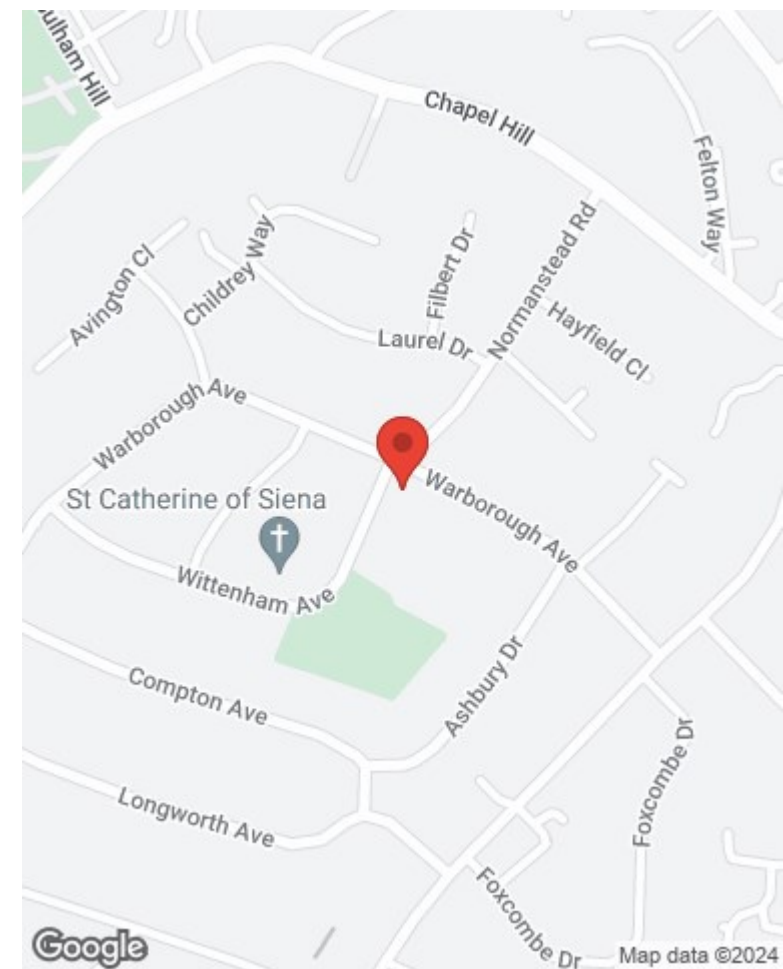
Rarely do properties of this caliber, size, and location come to the market, making this a highly desirable home. Early interest is anticipated, so for more information or to discuss this property in more detail, please do not hesitate to contact Sansome & George Estate Agents.

West Berkshire Council - Tax Band D





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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