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73 Recreation Road, Tilehurst, Berkshire, RG30 4UB
Guide Price £525,000 Freehold

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Residential Sales & Lettings

- Three Storey Extended Characterful Home
- Ground Floor WC & Storage
- Modern 1st floor Bathroom & 2nd floor Shower Room
- 120' established Rear Garden
- UPVC Double Glazing

- Open Plan Lounge/Dining Room
- 28' Kitchen/ Breakfast Room
- Five Bedrooms
- Central Tilehurst Village location
- Gas Radiator Central Heating

With a charming and characterful blend of original features incorporating modern accents, this modestly extended and beautifully maintained Victorian semi-detached home is ideally sited within yards of the Tilehurst Village. The village provides a wealth of amenities to include reputable schools, parks, shops, supermarkets, cafes, a post office, pharmacy, pubs and restaurants, as well as access to frequent bus services. Tilehurst Train Station (linking London Paddington, Reading Main Line, Oxford & Didcot) are just over 1 mile, and both Reading Town Centre and Junction 12 of the M4 Motorway (and Calcot Retail Park) are both circa 3 miles.

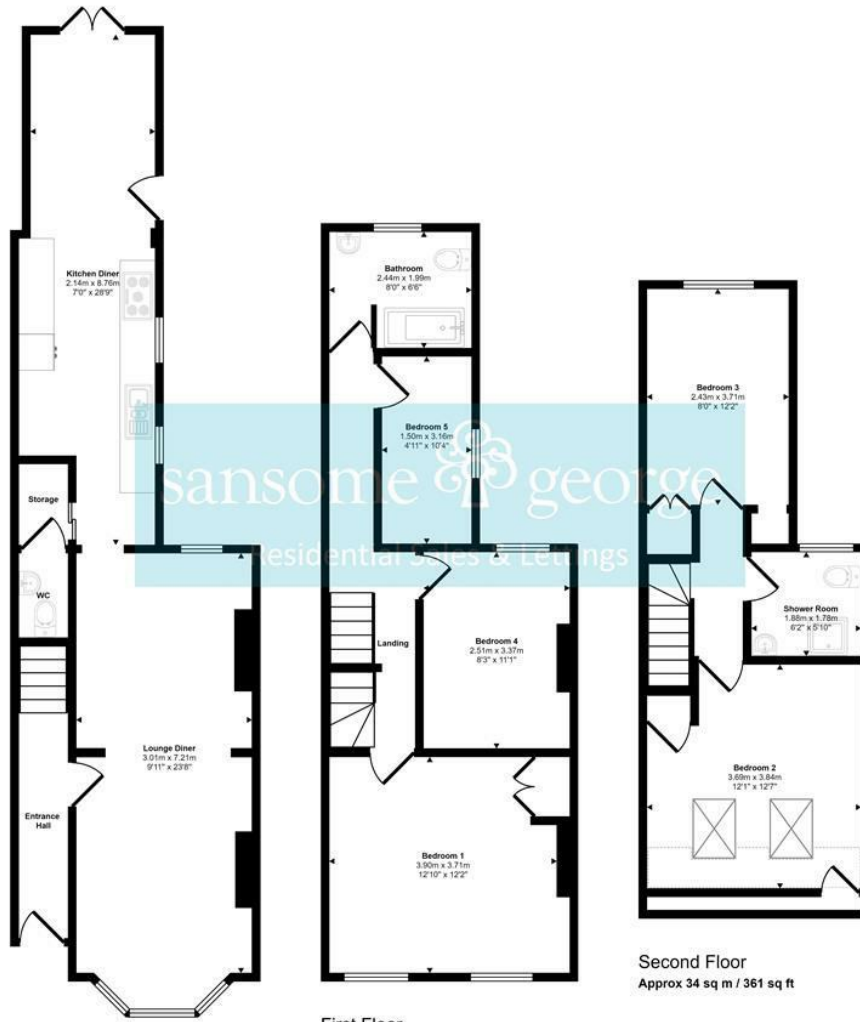
With accommodation totalling over 1354 sq. ft. (126 sq. m.) arranged over three floors, this attractive home has undergone extensive refurbishment throughout by the present owners and is approached via a wrought iron gated frontage with original quarry tiles, path leading to an attractive arched open porch. The front door opens to an entrance hall where stairs rise to the first floor and a door opens to two versatile interlinking 23' open plan reception rooms, which features a front aspect bay window. An opening leads through to a generous 28' kitchen/breakfast room, with a range of fitted units and rear aspect French Doors opening to the rear garden. On the first floor, the central landing has stairs rising to the second floor and doors to three 'well proportioned' bedrooms and a separate rear aspect bathroom. The second floor offers a further two bedrooms and a separate modern shower room. Bedrooms 1,2 and 3 all feature built in storage. Outside, the rear garden is another notable feature of this delightful property. A paved patio spans the rear and side of the property and continues to a gate giving useful side access. The remainder of the garden is predominantly laid to lawn with vegetable plot and garden shed towards the bottom and all enclosed by wooden fencing.

Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band D

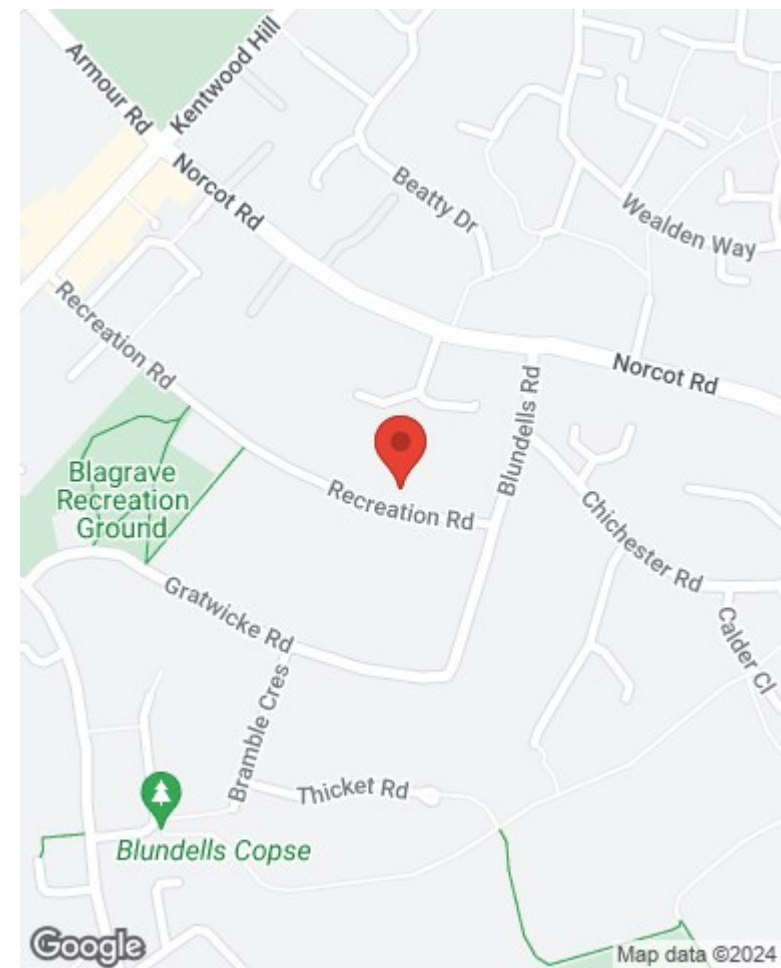


Approx Gross Internal Area
126 sq m / 1358 sq ft



Denotes head height below 1.5m

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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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