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83 Beverley Road, Tilehurst, Berkshire, RG31 5PU
Offers In Excess Of £475,000 Freehold

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Residential Sales & Lettings

- Extended Bay Fronted Semi Detached Home
- 22' Living Room
- 19' Kitchen/ Breakfast Room
- First Floor Family Bathroom
- Integral Garage & Driveway Parking

- Three Double Bedrooms
- 11' Dining Room
- Ground Floor WC
- Fully Enclosed Landscaped Rear Garden
- Cul-Se-sac Location Within Yards Of Tilehurst Village.

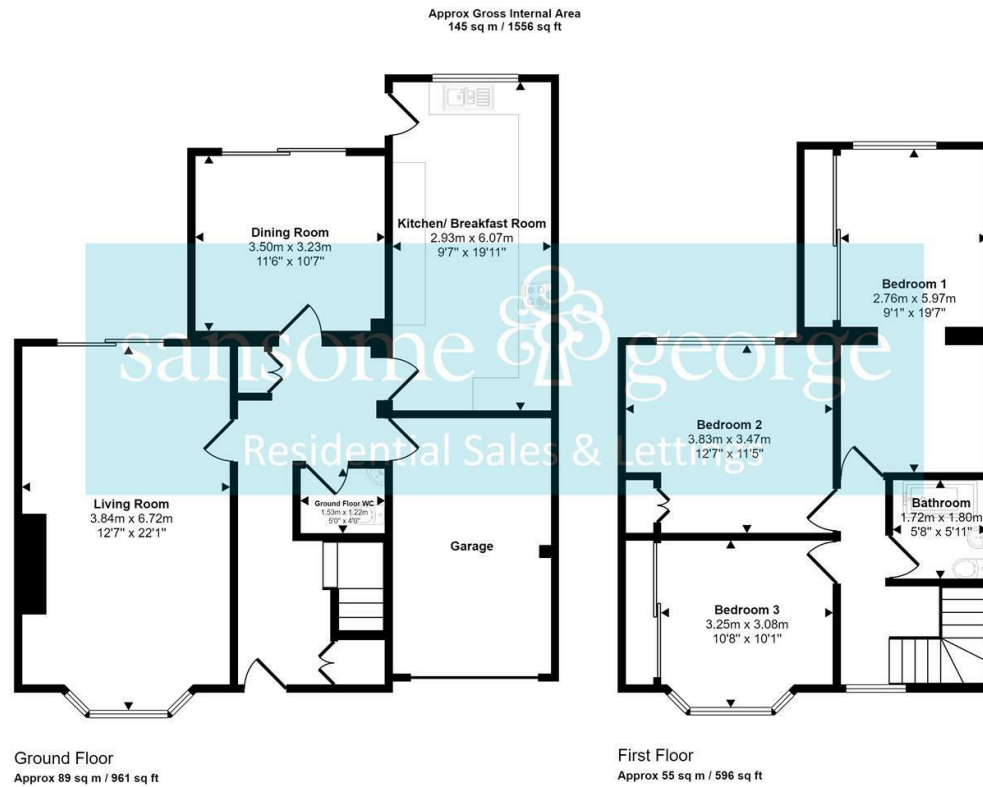
A well presented extended 'Haddocks' built semi detached house offers spacious accommodation, integral garage, block paved driveway and well tended gardens. Situated in a popular cul-de-sac a short distance from the village amenities. A convenient bus service is within a few minutes walk. Reputable primary and secondary schools are also nearby. Tilehurst train station (Reading main line, London Paddington, Oxford) is just over 1 mile away, with both Reading town centre and J12 of the M4 motorway being under 4 miles away.

The front door opens to a generous entrance hall, with stairs to the first floor and doors that lead off to all rooms, and access to the integral garage. The ground floor comprises of cloakroom, dual aspect living room with bay window, character fire place, with patio doors to the garden. There is a rear aspect dining room which also has patio doors leading to the garden, and a generous 19' kitchen/ breakfast room. On the first floor, three double bedrooms are serviced by a side aspect bathroom, with white suite, including shower over bath. Bedroom 1 features ample fitted storage and a dressing area which offers potential to become an en-suite if desired (and subject to necessary consents). Another notable feature is the fully boarded loft space with velux roof light window, accessed via fitted retractable step ladder. Outside, the rear garden is enclosed by wooden panel fencing, mainly laid to lawn, paved patio, established flowers and shrubs, shed, gravel area with two ponds, one with rockery and waterfall.

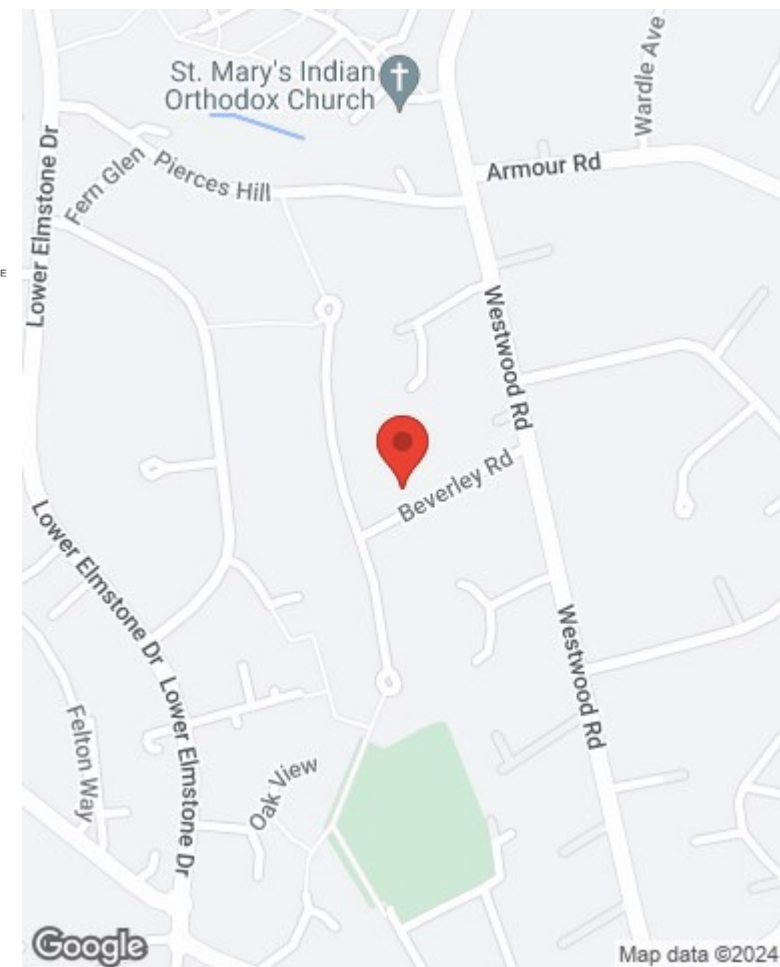
Reading Borough Council - Band D

For more information or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents





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.

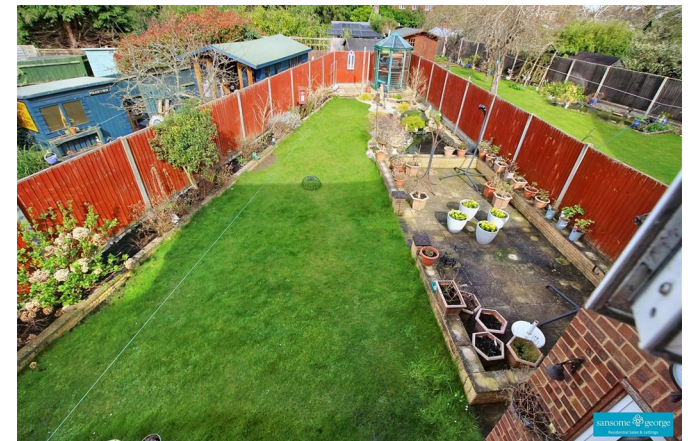


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		59	71
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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