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9 Wittenham Avenue, Tilehurst, RG31 5LN
Guide Price £550,000 Freehold

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Residential Sales & Lettings

- Extended Double Bay Fronted Semi Detached Home
- 22' Living Room
- Utility Room / Workshop
- Family Bathroom & Separate Shower Room
- Integral Garage & Driveway Parking

- Four Bedrooms
- 25' Kitchen / Diner
- Ground Floor WC
- Landscaped Rear Garden
- Desirable Residential Address

Offered for sale is this extensively extended versatile and spacious double bay fronted 'Haddock' built four bedroom semi-detached home, boasting 1660sq ft accommodation making it a perfect family residence. 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 and a vast Retail park, are also easily accessible, providing everything you need within a short distance.

Ground floor accommodation comprises of spacious porch, entrance hall with stairs rising to the first floor, bay fronted living room with feature open fire, 25' modern kitchen/diner boasting ample cupboards and worktop space, with UPVC French doors leading to a landscaped rear garden. There is a cloakroom and rear lobby that leads to an integral garage and utility room/workshop.

First floor accommodation consists of three good sized bedrooms and a 4th single bedroom/ study, modern fitted shower room and three piece family bathroom. This fine home benefits from UPVC double glazing, underfloor heating & gas radiator central heating throughout.

The exterior offers a fully enclosed landscaped rear garden, full width patio area with steps rising to a well tended lawn surrounded by flower and shrub beds, 2 wooden storage areas with light and power all enclosed by wooden panel fencing.

West Berkshire Council - Tax Band D

Please contact Sansome & George Estate Agents to discuss this property in more detail or to arrange a viewing appointment at your earliest convenience.



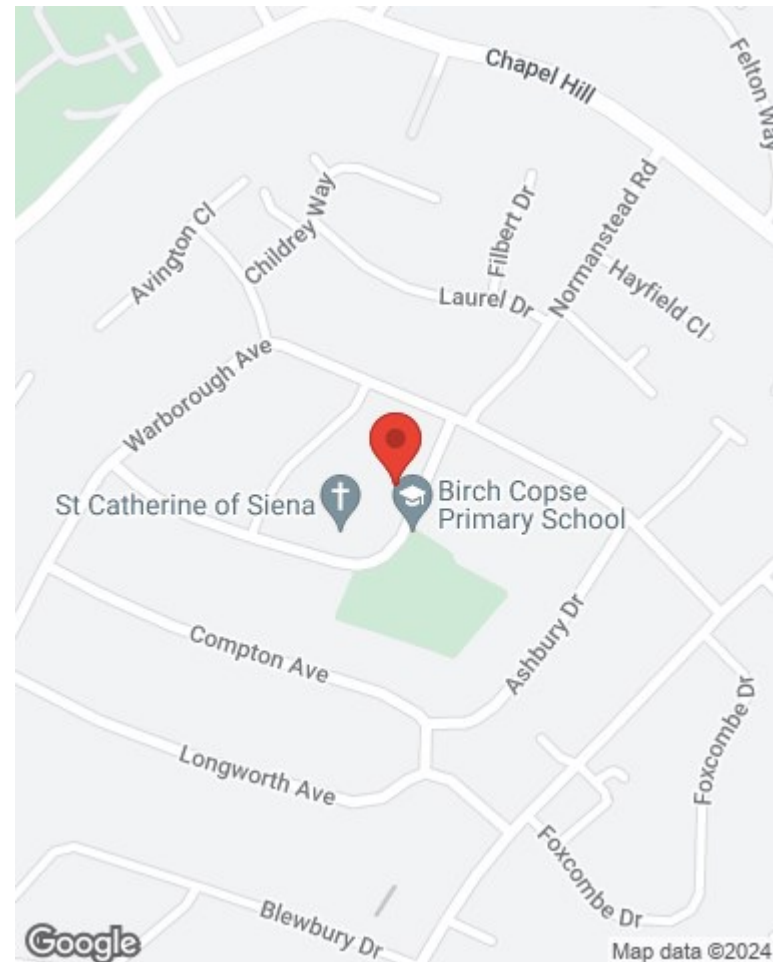
Approx Gross Internal Area
154 sq m / 1660 sq ft



First Floor
Approx 56 sq m / 601 sq ft

Ground Floor
Approx 98 sq m / 1059 sq ft

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		
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