



sansome  george

**35 Vicarage Wood Way, Tilehurst, Reading, RG31 6ZX**  
**Guide Price £650,000 Freehold**

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Residential Sales & Lettings

- Detached Home Built By 'David Wilson'
- 17' Living Room Leading To Dining Room
- Ground Floor WC
- Family Bathroom
- Landscaped Rear Garden

- Four Bedrooms With Fitted Wardrobes
- 18' Kitchen/Breakfast Room & Separate Utility Room
- Rear Aspect Study
- En Suite Shower Room To Bedroom 1
- Driveway With Intergrated Double Garage

Presented to the market for the first time since new is this well presented four bedroom David Wilson built detached home located in a well regarded cul-de-sac on the western fringes of Tilehurst hence within minutes walk of Sulham Woods and Countryside as well as being within sought after Primary & Secondary School Catchments. Tilehurst Trian Station (Reading Mainline, Paddington, Oxford) and Tilehurst Village are each within 1.5 miles with a regular bus services to both and Reading Town Centre (4 miles to the east) are also within minutes easy walk.

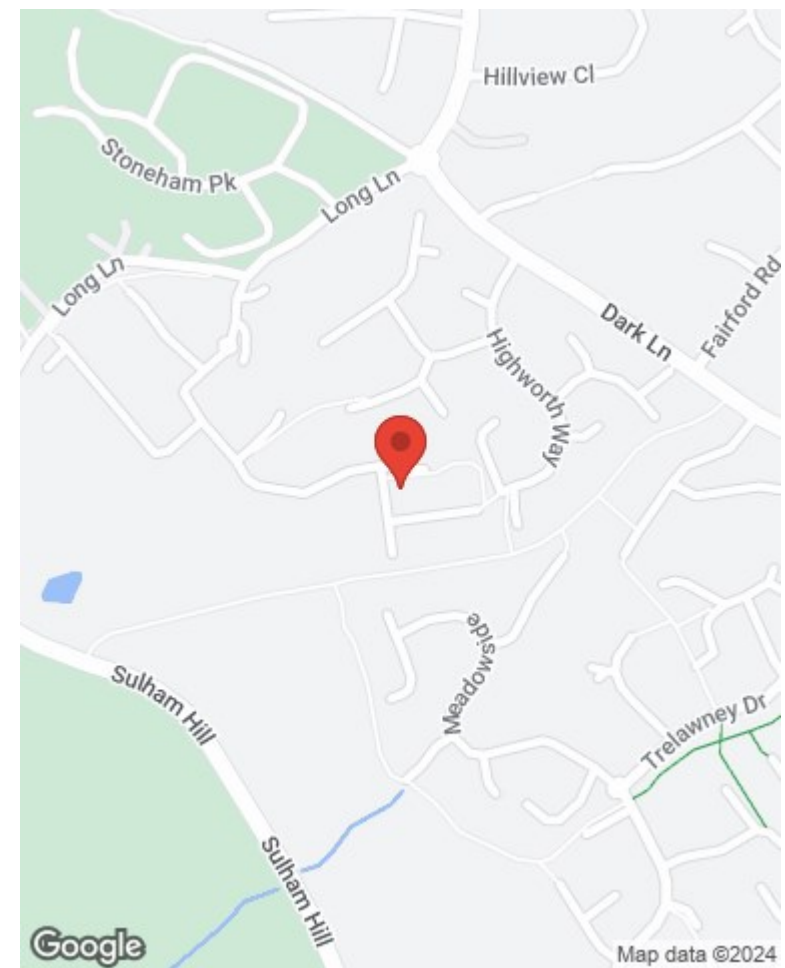
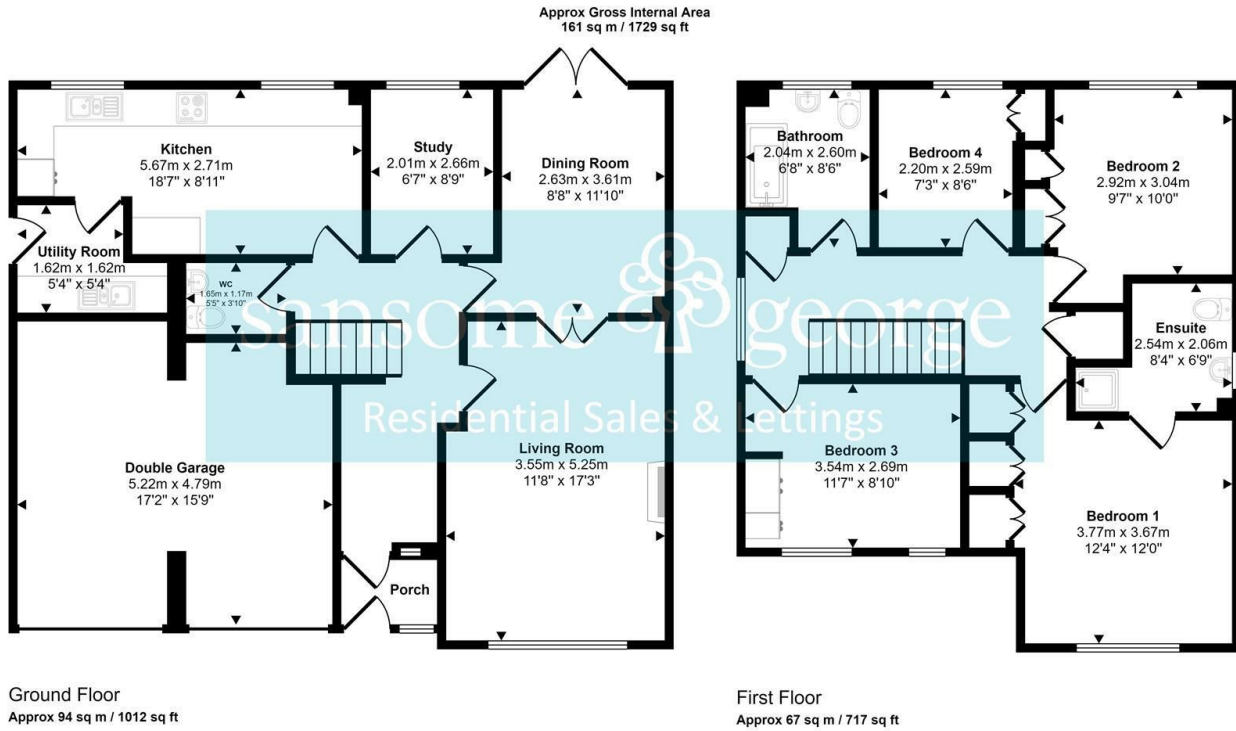
Ground floor accommodation comprises of porch, entrance hall with stairs rising to first floor, 17' living room with double doors leading to dining room, study, cloakroom, 18' kitchen/ breakfast room with fitted 4 ring gas hob, integrated fridge, electric oven & utility room. First floor consist of landing, four well proportioned bedrooms that all have the added advantage of built in wardrobes, En-Suite shower room to bedroom 1 three piece family bathroom.

Outside, to the front, a driveway that provides parking for 2/3 vehicles with access to double integral garage with roller door light and power, The landscaped rear garden is enclosed by a wooden panel fencing with a secure gate giving useful access to the front. A patio area spans the rear of the property with step up to a level garden laid mainly to lawn with various flower/shrub beds, fruit trees & wooden shed.

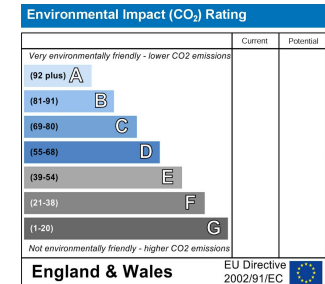
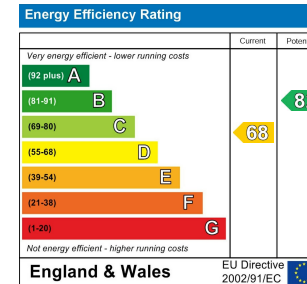
This fantastic home must be seen to be appreciated and is a credit to the current home owner, please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earliest convenience.

West Berkshire Council - Band F





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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