



sansome  george

65 Fairway Avenue, Tilehurst, Berkshire, RG30 4QB
£900,000 Freehold

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Residential Sales & Lettings

- 5 Bedroom Detached Home
- L- Shaped Living Room
- Bedroom 1 With En Suite Shower
- Dual Aspect Family Room/Office
- In & Out Driveway

- Ground Floor WC & Utility
- Ground Floor Bedroom With En Suite Shower
- Kitchen Breakfast Room
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Substantial Sized Rear Garden Backing Onto Golf Course

A sizeable 5 bedroom extended Cooks built detached residence located in a sought after residential area. Reputable schools, frequent bus services and local amenities are all situated nearby. Sainsburys supermarket, Junction 12 of the M4 motorway and Tilehurst village which consists of a wealth of independent shops and businesses, is also easily accessible.

Accommodation comprises entrance hall, ground floor WC, L shaped lounge diner, family room/office, ground floor bedroom featuring an ensuite refitted shower room, good sized kitchen breakfast room and a utility.

The first floor offers 4 bedrooms featuring an ensuite shower room to bedroom one and a family bathroom.

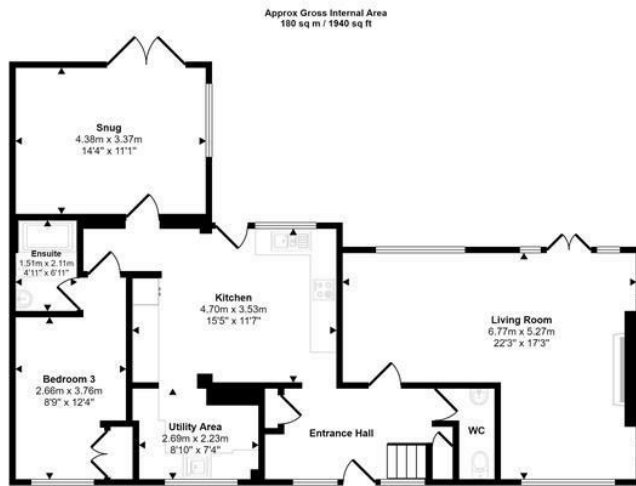
This fine family home has the added benefit of gas radiator central heating and UPVC double glazed windows.

To the rear is a magnificent substantially sized well established rear garden which backs directly onto Calcot Golf course offering pleasant views. The garden is well stocked with various mature shrubs, tree and flower borders and has a wild section towards the bottom of the garden. Approached via an elevated patio, gated side access leads to a detached double garage with twin metal up and over doors with light and power. The front benefits from a in and out gravelled driveway.

Council Tax Band G - West Berkshire.

Please contact Sole selling agents on 0118 942 1500 to arrange a viewing or request further information.





Ground Floor
Approx 97 sq m / 1047 sq ft

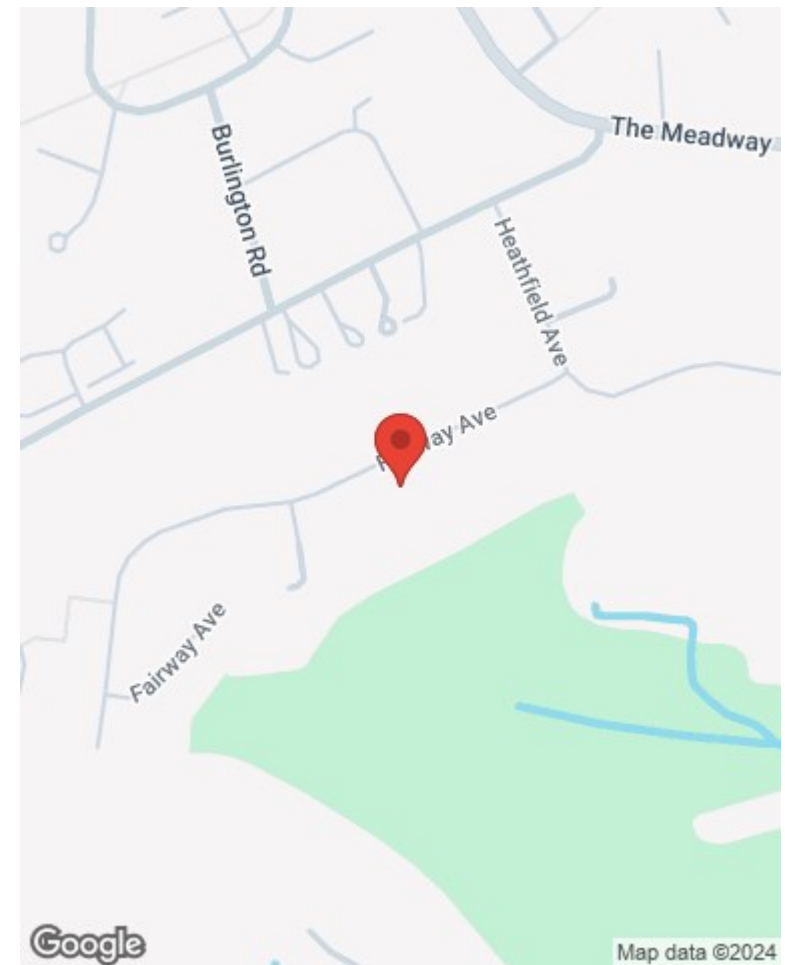


First Floor
Approx 60 sq m / 644 sq ft



Garage
Approx 23 sq m / 250 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	62	78

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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