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74 Westwood Glen, Tilehurst, Reading, RG31 5NW
Offers In Excess Of £400,000 Freehold

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Residential Sales & Lettings

- Extended 3 Bedroom Semi Detached House
- Close to Playing fields and Countryside
- 22" Living Room
- 3 Great Size Bedrooms
- Private Rear Garden
- In Need of Renovation Throughout
- 22" Open Plan Kitchen Dining Room
- Integral Garage
- Large Bathroom Suite
- Gas Radiator Central Heating & UPVC Double Glazing

Offered to the market with no onward chain and in need of renovation is this extended three bedroom semi detached home located within the catchment of highly desirable primary and secondary schools and minutes walk from countryside and playing fields. A further range of amenities in nearby Tilehurst Village is within approximately 15 minutes walk and include regular bus services, convenience stores, cafes, pubs, restaurants, take aways, plus the Tilehurst Train Station (Reading Mainline, Oxford, London Paddington) is just under 2 miles away. Reading Town Centre and Junction 12 of the M4 Motorway with IKEA & Retail Park are also a simple commute away.

Ground floor accommodation comprises of entrance hall with stairs rising to first floor and doors leading to an Spacious open plan kitchen-diner, and a separate extended 22' living room with French doors to the rear garden. On the first floor, landing gives access to 3 'well proportioned' bedrooms all benefiting from full width dormer extensions to the front and rear of the home and a large 4 piece bathroom. Externally, the property offers a fully enclosed private rear garden which is mainly laid to lawn and a wooden shed while the frontage comprises of lawn and driveway providing for multiple vehicles and access to the single integral garage.

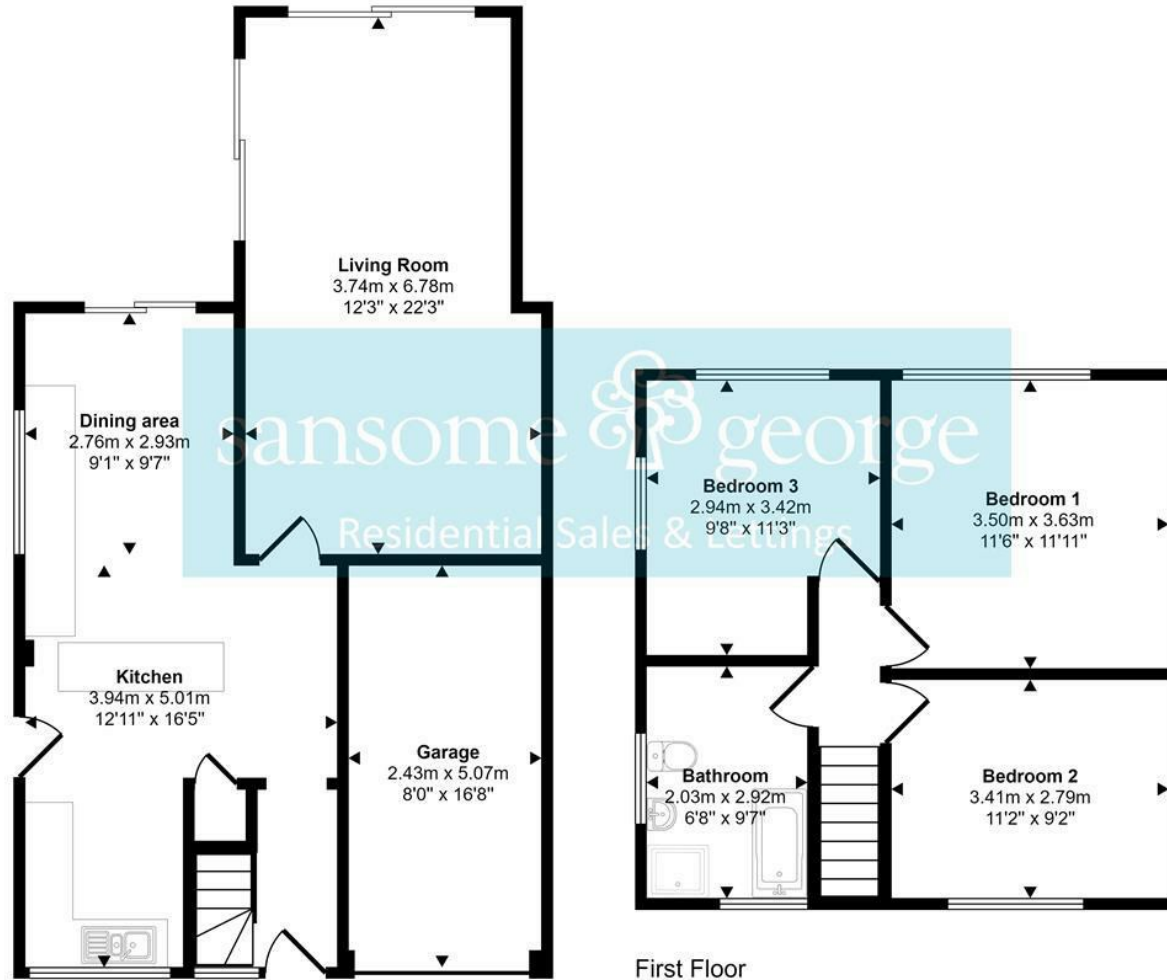
This well positioned and rarely available home offers great opportunity for further development with opportunity to convert the garage or for further extension with many neighbouring homes having already done similar (subject to necessary consents).

Please contact Sansome & George Estate Agents to schedule a viewing appointment or for any further information.

West Berkshire Council - Band D



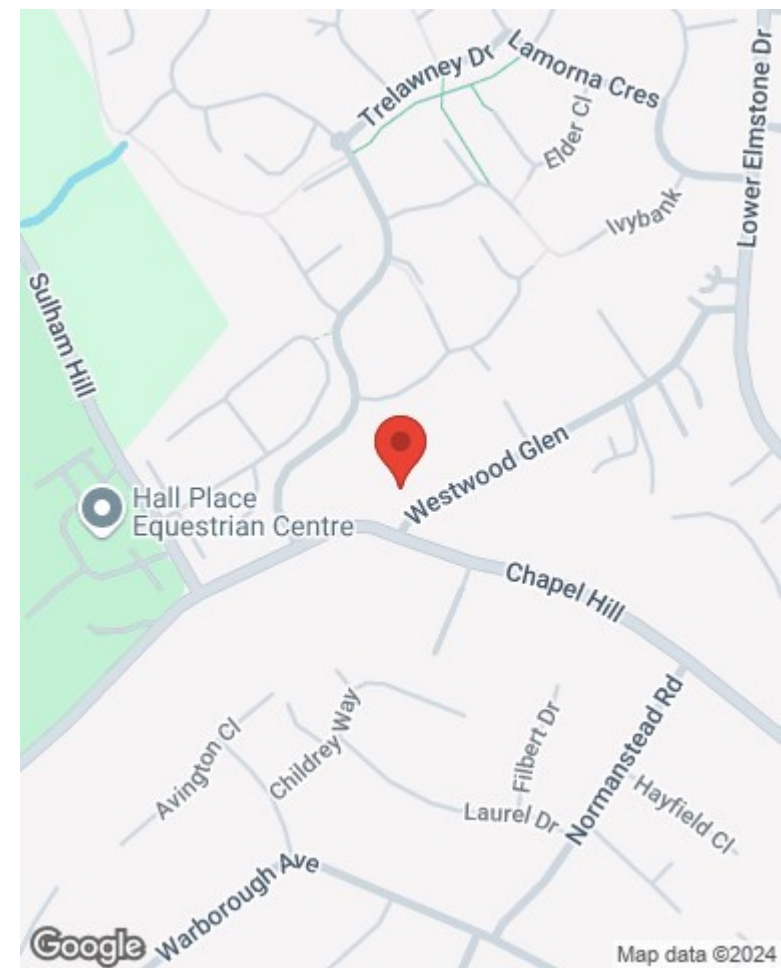
Approx Gross Internal Area
109 sq m / 1175 sq ft



First Floor
Approx 43 sq m / 461 sq ft

Ground Floor
Approx 66 sq m / 715 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			
(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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