



**32 Avington Close, Tilehurst, Reading, RG31 5LW**  
**Guide Price £425,000 Freehold**

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Residential Sales & Lettings

- Extended 'Haddock' Built Semi Detached Home
- 16' Living Room
- 15' Conservatory
- Low Maintenance Rear Garden
- Driveway Parking

- Three Bedrooms
- 15' Kitchen/ Breakfast Room
- Modern Family Bathroom
- Garden Room/ Home Office
- Cul-De-Sac Location

A well presented and extended three bedroom Haddock-built semi detached home, ideally positioned within the catchment area of highly sought after primary and secondary schools, including Birch Copse and Little Heath. The property is just a 15-minute walk from scenic countryside and playing fields, offering an excellent balance of convenience and outdoor space. Tilehurst Village is within easy reach, providing a range of amenities such as convenience stores, restaurants, takeaways, and regular bus services. Tilehurst Train Station (with direct links to Reading Mainline, Oxford, and London Paddington) is only two miles from the property. Additionally, Reading Town Centre and Junction 12 of the M4, home to IKEA and a retail park, are both within a straightforward commuting distance.

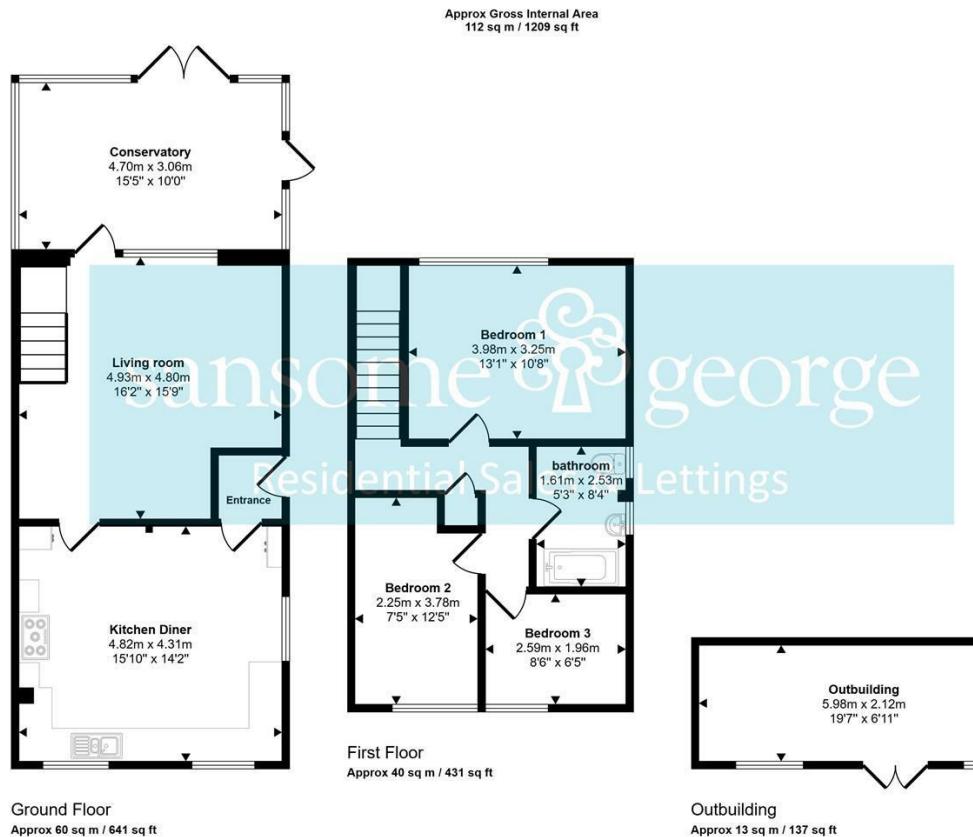
The ground floor features an entrance porch, a spacious 16' living room with stairs leading to the first floor, a modern 15' kitchen/breakfast room, and a bright 15' conservatory. Upstairs, the first floor comprises three generously sized bedrooms, all serviced by a modern family bathroom. The property also benefits from UPVC double glazing and gas radiator central heating.

Externally, the fully enclosed rear garden has been designed for low maintenance and includes a decking area, a versatile garden room ideal for a home office, and a paved side area leading to gated front access.

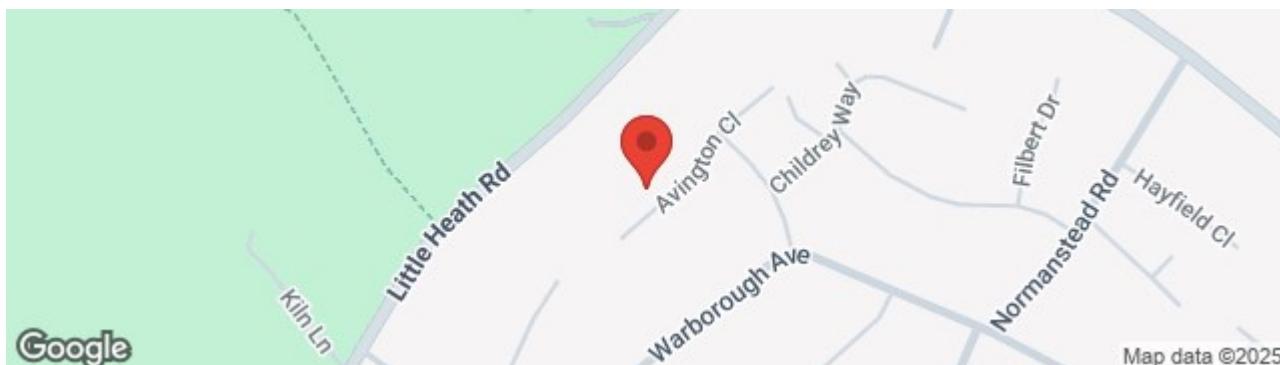
For further details or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band D





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.

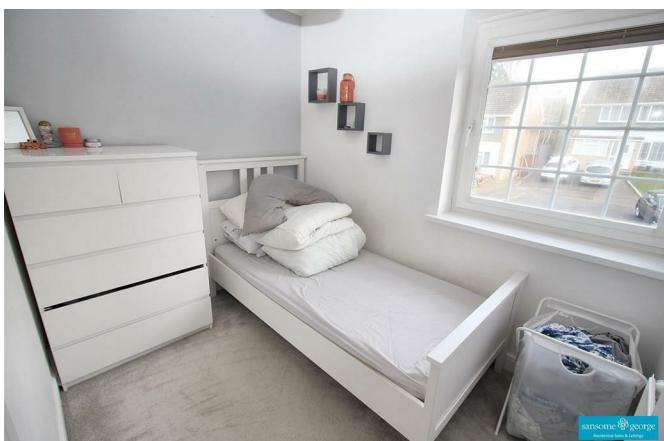


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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