



44 Westwood Glen, Tilehurst, Reading, Berkshire, RG31 5NW
£675,000 Freehold

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Residential Sales & Lettings

- Four Double Bedroom Detached Family Home
- Sought After Location Close To Schools And Countryside
- Separate Dining Room And Generous Living Room
- Bedroom 1 With Stylish En Suite Bathroom
- Landscaped 90ft Rear Garden With Entertaining Patio

- Spacious And Versatile Living Accommodation
- Modern Kitchen/Breakfast Room With Ample Storage
- Additional Family Room With Garden Access
- Modern Fitted Family Bathroom
- Driveway Parking For Four Vehicles And Integral Garage

This beautifully presented family home offers generous and versatile living accommodation throughout, set within the catchment of highly regarded primary and secondary schools, and only moments from countryside walks and local playing fields. Tilehurst Village is just a short stroll away, approximately fifteen minutes on foot, and provides a variety of amenities including convenience stores, cafes, restaurants, pubs, takeaways and regular bus services. Tilehurst Train Station, with direct services to Reading, Oxford and London Paddington, is less than two miles away, while Reading Town Centre and Junction 12 of the M4 Motorway—with IKEA and the Retail Park—are both within easy reach.

The ground floor accommodation comprises a welcoming entrance hall with stairs rising to the first floor and access to the integral garage, which now benefits from a utility area with built-in cupboards, a sink, and space for a washing machine and tumble dryer. The modern kitchen/breakfast room is fitted with granite worktops, excellent storage, and ample work surface space, along with integrated appliances including a dishwasher and fridge. Further ground floor rooms include a formal dining room, a spacious living room with French doors opening onto the rear garden, and a versatile family room which also enjoys direct garden access. To the first floor there are four well-proportioned double bedrooms, with bedroom 1 benefiting from a stylish en suite bathroom, while the remaining bedrooms are served by a modern fitted family bathroom.

The exterior is a particular feature of this home, with a landscaped rear garden extending to approximately ninety feet, mainly laid to lawn with mature shrubs and planting to the borders. A patio adjoins the house, while a further entertaining terrace is positioned three-quarters of the way down the garden, creating an ideal setting for al fresco dining and family gatherings. Gated side access leads to the front of the property, which boasts a generous driveway providing off-road parking for approximately four vehicles, as well as access to the integral garage complete with light and power.

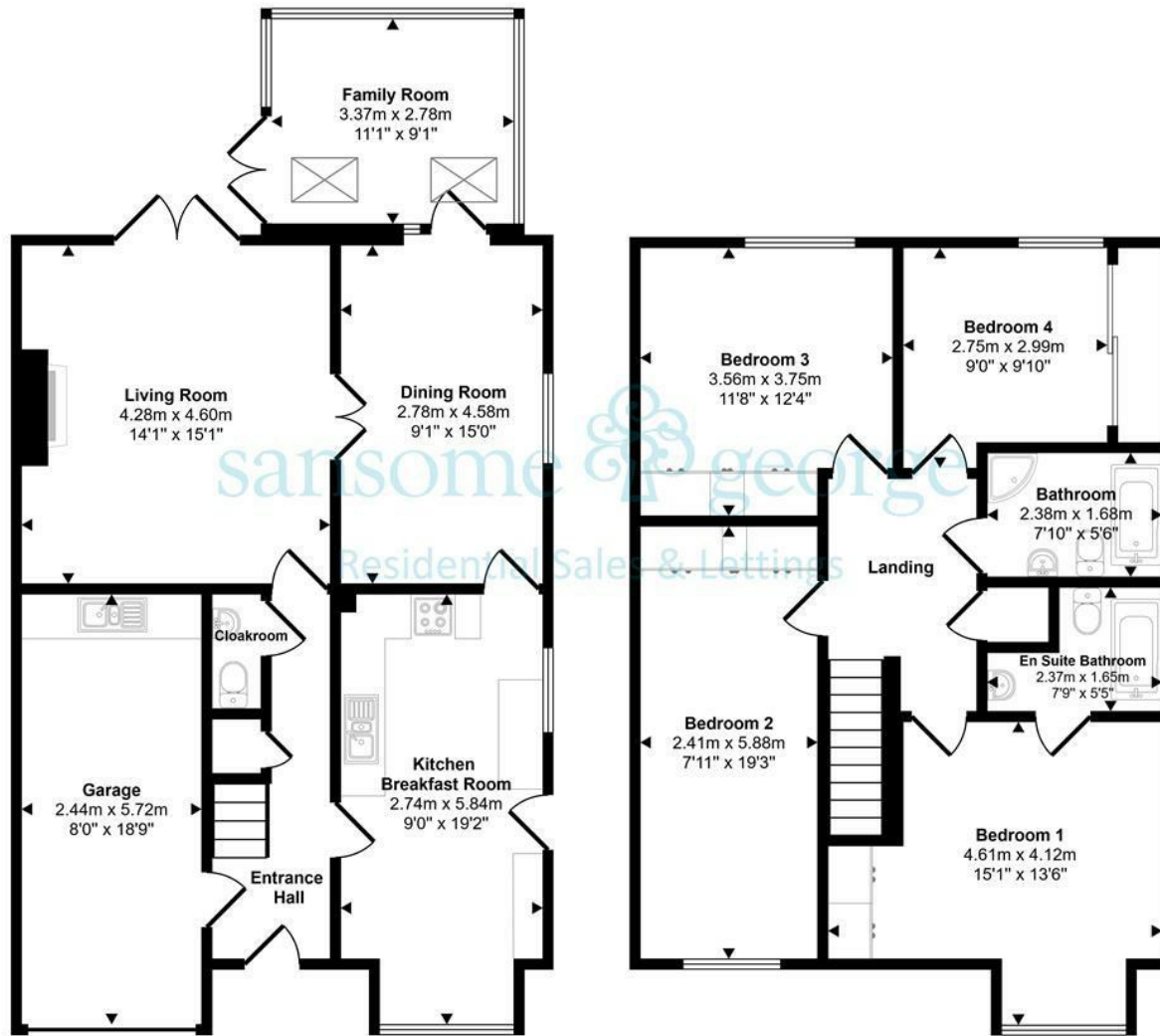
Lovingly maintained by the current owners, this fine property is a true credit to them and offers an exceptional opportunity to acquire a substantial detached home in a highly sought-after location. An internal viewing is strongly recommended to fully appreciate all that this impressive home has to offer.

Reading Borough Council - Band F

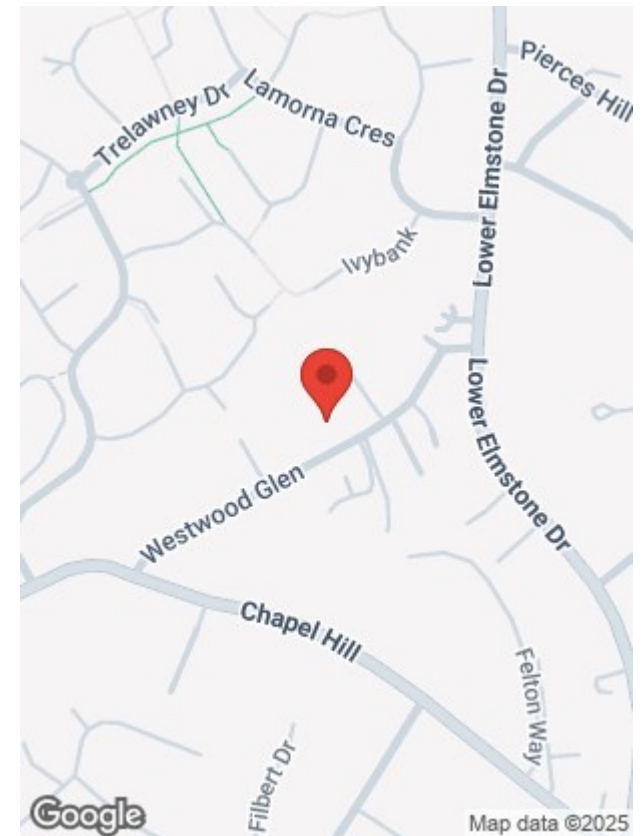
Please contact Sansome & George Estate Agents to schedule a viewing appointment or for any further information.



Approx Gross Internal Area
155 sq m / 1664 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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