



6 Wittenham Avenue, Tilehurst, Reading, RG31 5LN
£450,000 Freehold

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Residential Sales & Lettings

- 3 Bedroom Extended Haddock Semi-Detached Home
- Kitchen
- Family Bathroom & En Suite Shower Room
- UPVC Double Glazed Windows
- Integral Garage & Driveway Parking

- Ground Floor WC & Utility Room
- Front To Rear Aspect Lounge Diner
- Gas Radiator Central Heating
- Sizeable Secluded Rear Garden
- No Onward Chain



Offered to the market with no onward chain, this attractive three bedroom semi-detached home built by Haddock Homes occupies a desirable position close to the highly regarded Birch Copse and Little Heath Schools. The property is also conveniently situated within easy reach of local shops, regular bus services and a wide range of everyday amenities, making it an ideal choice for families and commuters alike. For those who enjoy outdoor pursuits, Sulham Woods and miles of beautiful open countryside can be found nearby, providing excellent opportunities for walking, running and cycling.

The well planned accommodation is arranged over two floors and offers generous living space throughout. On the ground floor, the entrance hall leads to a convenient WC and utility room, together with a fitted kitchen offering ample storage and workspace. The spacious lounge diner extends from the front to the rear of the property, creating an excellent family living and entertaining area with plenty of natural light and views over the rear garden.

On the first floor, there are three well proportioned bedrooms, including a principal bedroom benefiting from its own en suite shower room. The remaining bedrooms are served by a family bathroom fitted with a modern suite. Further features include gas radiator central heating and UPVC double glazed windows throughout.

Externally, the property enjoys a sizeable and secluded rear garden, providing a wonderful space for outdoor entertaining, family activities and gardening enthusiasts. To the front, there is driveway parking leading to an integral garage, offering additional storage or secure parking.

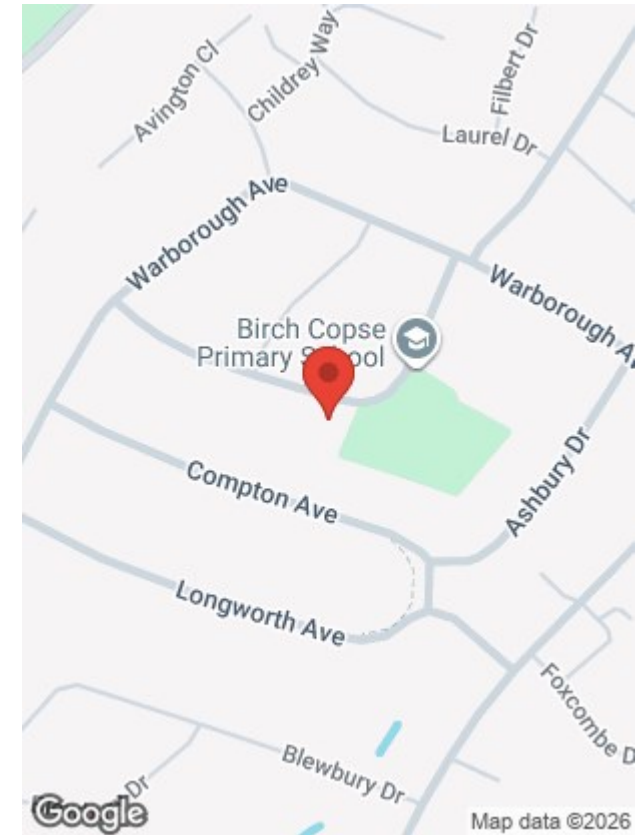
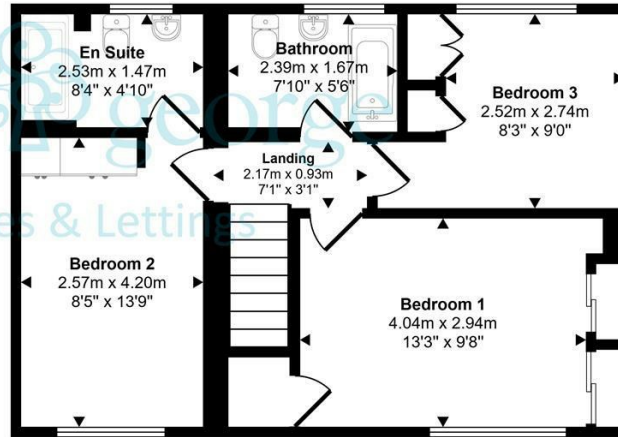
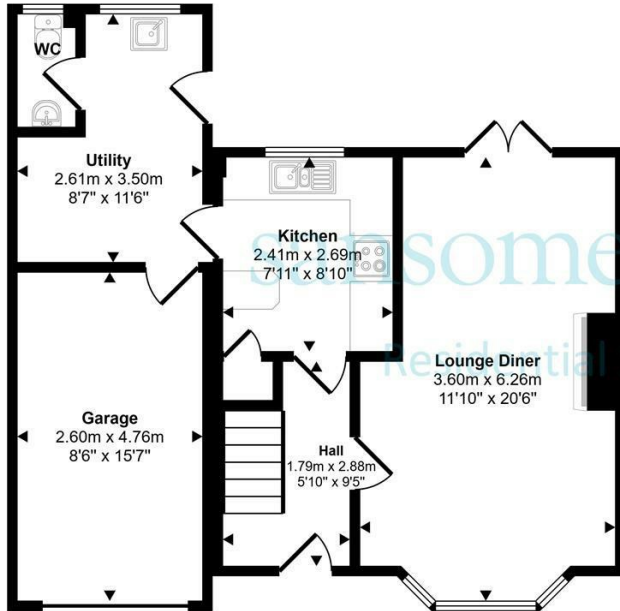
Combining a sought after location, excellent local schooling and spacious accommodation, this is a superb opportunity to acquire a family home in a popular residential setting.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band D - West Berkshire.



Approx Gross Internal Area
106 sq m / 1143 sq ft

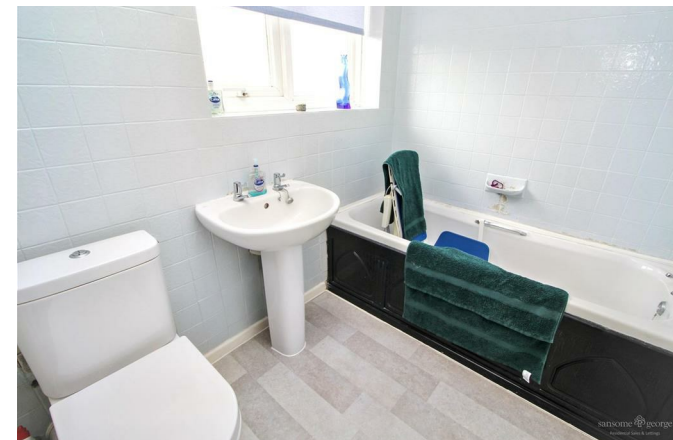
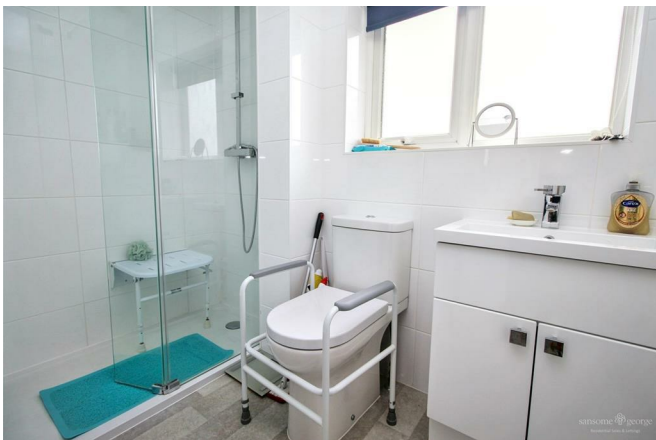


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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	

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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