

15 Beechwood Avenue, Tilehurst, Reading, RG31 5BJ
Guide Price £525,000 Freehold

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Residential Sales & Lettings

- Extended Semi-detached House
- Minutes Walk From Tilehurst Village
- 2 Reception Rooms
- Extended Kitchen/Breakfast Room
- Driveway Parking
- Highly Sought After Private Road Cul-de-sac
- 100' (32m.) Established Rear Garden
- Ground Floor Shower Room
- 3 Well Proportioned Bedrooms
- Opportunity To Extend Further (Subject To Consents)



Boasting a tucked away position within this coveted tree lined private road, this extended 'Haddock' built semi-detached home is complemented by a 100' (32m.) established rear garden. This ideal location is within a short level walk of Tilehurst Village centre providing a wealth of amenities, access to regular buses and within reputable primary and secondary school catchments.

Having already been extended to the rear, the property is approached via driveway providing parking for 2 vehicles and continuing to the side of the property where gated side access lead to the rear garden. The front door sits under an attractive open porch and opens to an entrance hall where stairs rise to the first floor landing and doors lead to all ground floor rooms. These comprise of ground floor shower room, dining room with front aspect bay window, separate dual aspect living room with French doors to garden, skylight, and fireplace housing log burner, plus extended kitchen/breakfast room also with skylight and door to garden. On the first floor, three well proportioned bedrooms are serviced by a front aspect bathroom with white suite including shower over bath and heated towel rail.



The rear garden is another redeeming feature of this sought after property. Measuring approximately 100' (32m) in length, the established rear garden features deck areas with sunken Koi pond, garden shed, various planted trees/shrubs and is mainly grass with an area of vegetable plots, green house and additional garden shed at end.

The property also offer potential for future enlargement with opportunity to extend further the the side, rear or into the loft space as many neighbouring properties have done so already (and subject to necessary consents). Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band E

Residents Service Charge :- Approx. £300 per annum (Private Road)

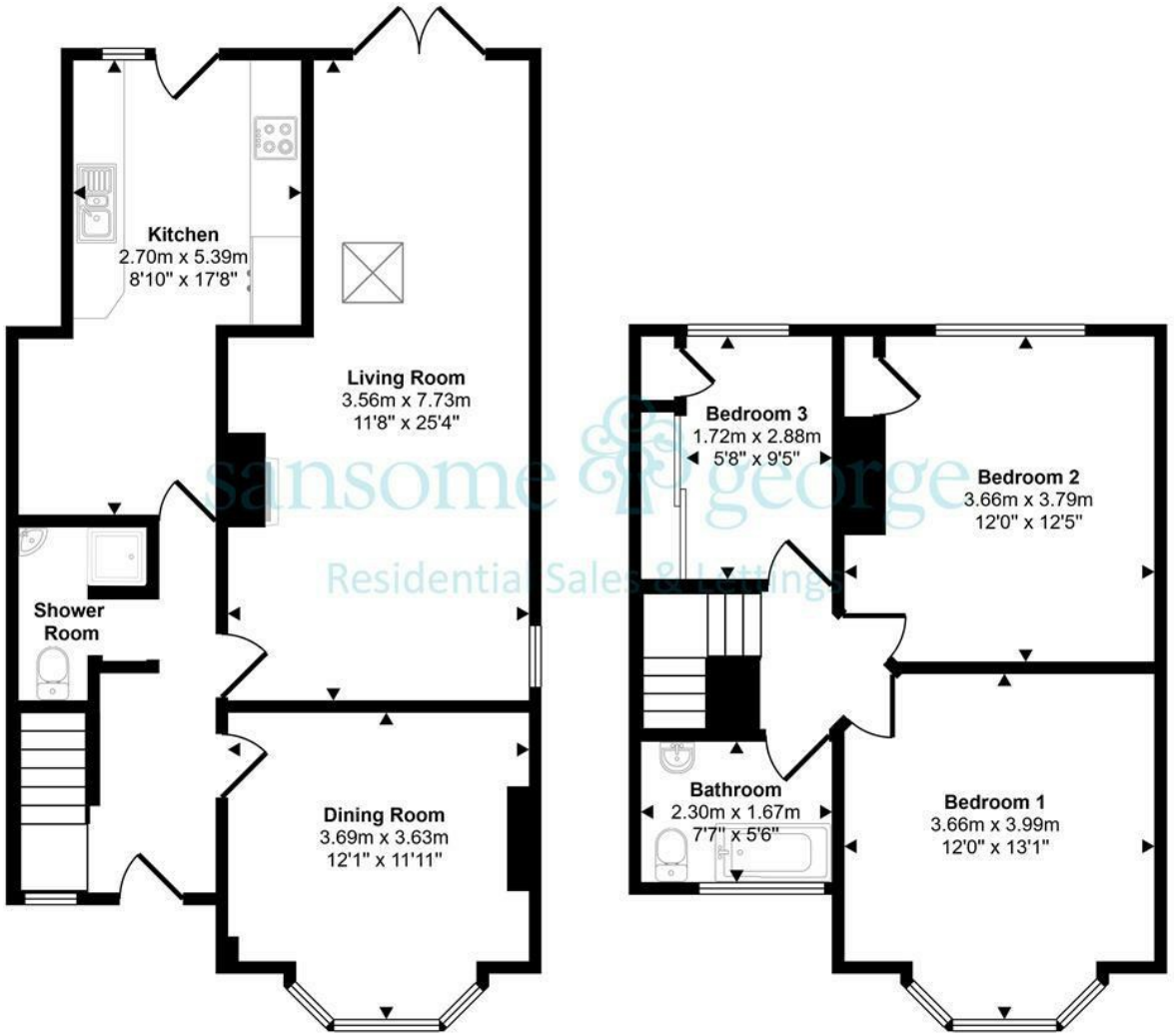
Purchasers Note:-
Some photographs within these sales particulars have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made. Prospective purchasers are advised to satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.







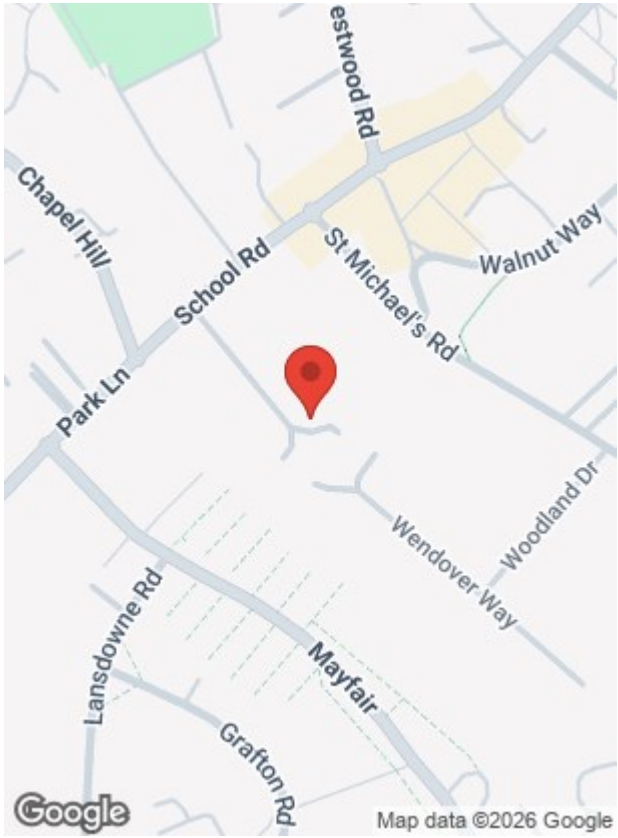
Approx Gross Internal Area
107 sq m / 1156 sq ft

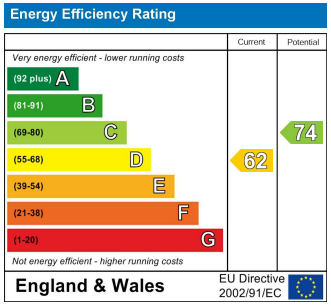


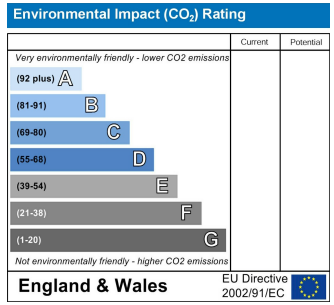
Ground Floor
Approx 64 sq m / 686 sq ft

First Floor
Approx 44 sq m / 471 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.







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