

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**THIRLMERE AVENUE, TILEHURST  
READING, RG30 6XR**

**£435,000**

A well presented and extended bay fronted semi-detached with three bedrooms, large living/dining room together with extended kitchen and additional sitting room. Occupying well maintained secluded gardens with large workshop storage to the rear. Off-road parking. Positioned approximately 2.5 miles west of Reading town centre close to Tilehurst railway station

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### **ENTRANCE**

Gabled entrance porch and uPVC front door to

### **ENTRANCE HALL**

Oak style flooring and staircase to first floor

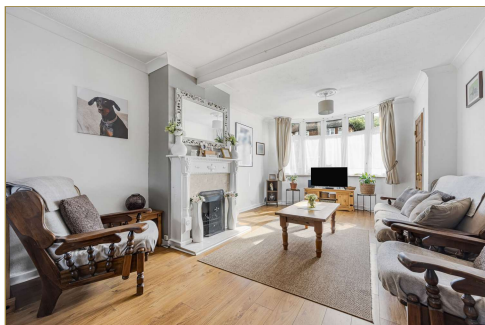
### **SITTING ROOM**

Dual aspect with rear door, oak style flooring, radiator



### **LIVING/DINING ROOM**

Spacious room with front aspect feature double glazed bay window, oak style flooring, central fireplace with hearth surround and mantle over and fitted coal effect real flame gas fire, two radiators



DINING AREA with room for table and chairs, built-in cupboard and large understairs storage area, through to





**FITTED KITCHEN**

Limed oak comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, with gas cooker point, plumbing for washing machine, appliance space for tumble dryer, fridge and freezer. Wall mounted gas boiler, radiator, kitchen side door and twin rear aspect double glazed windows

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

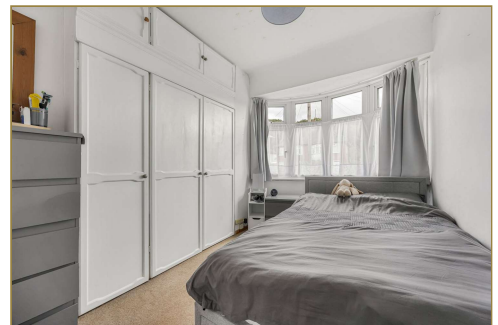
With side aspect double glazed window, access to loft space above

**BEDROOM ONE**

With rear aspect double glazed window and full length range of fitted wardrobes with cupboard space above

**BEDROOM TWO**

With front aspect double glazed bay window, fitted wardrobes with cupboard space, radiator



**BEDROOM THREE**

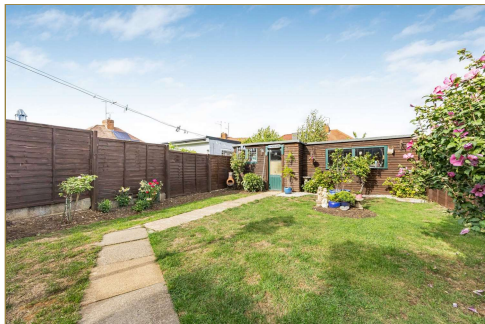
With front aspect double glazed window, radiator

**BATHROOM**

White suite comprising panelled bath, wash hand basin, W.C., fully tiled wall and rear aspect obscure double glazed window

**REAR GARDEN**

To the rear of the property is a well maintained garden predominately laid to lawn with large paved patio area adjacent to the property and sheltered area adjacent to the kitchen. Outside water tap. The lawned gardens enjoy shrubbed borders with timber fenced enclosures, to the rear is a full width timber shed/workshop providing excellent storage with power. In all the gardens extend approximately 50ft. enjoying good seclusion

**OUTSIDE**

The front of the property is entered via driveway providing off-road parking, with pathway leading to the front door

**FRONT GARDEN**

There is a garden area laid to lawn with flower and shrub borders and low brick retained wall enclosure

**DIRECTIONS**

Leave Caversham centre via Caversham Bridge and turn right at the roundabout into Richfield Avenue, proceed under the railway bridges and turn right at the mini roundabout into Portman Road. At the roundabout turn right into Tilehurst Road, left into Weald Rise, right and right again into Grasmere Avenue and bear left at the top into Thirlmere Avenue where the property can be found on the left hand side

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Kings Academy Prospect

**COUNCIL TAX**

Band C

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9436-1021-3600-0807-6202>

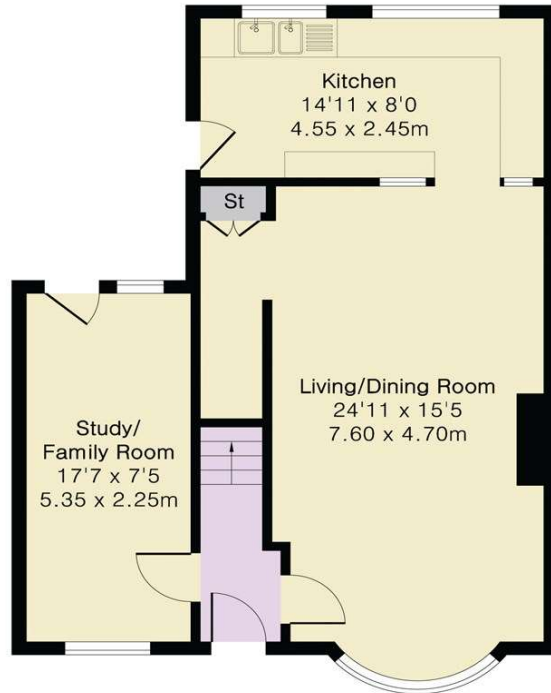
**FLOOR PLAN**

These floor plans are for guidance purposes only and are not to scale

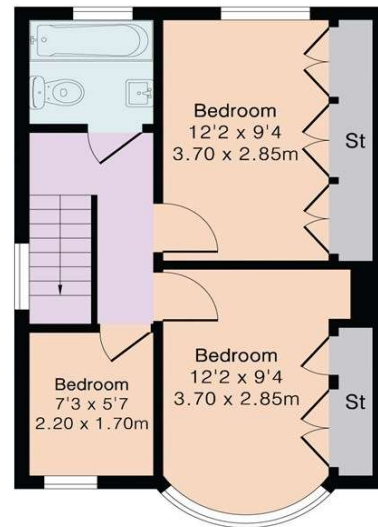
**Approximate Gross Internal Area 996 sq ft - 93 sq m**

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 364 sq ft – 34 sq m



Ground Floor



First Floor