



**Because property is personal with...**

**Fairway Avenue, Tilehurst, Reading**

**Belvoir**

**Guide price £750,000**



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## **Key Features**

- Four Bedroom Detached Family Home
- Freehold
- Council Tax Band - G
- EPC Rating - TBC
- En Suite Shower Room
- Conservatory Extension
- Large Drive Way And Double Width Garage







Belvoir estate agents are delighted to bring to the market this most impressive, detached family home located in one of Tilehurst's most highly regarded and sought after roads. The spacious accommodation, which in our opinion, is presented to a very high standard is arranged over two floors and is enhanced by gas central heating and double-glazed windows. To the ground floor there is a cloakroom, large lounge with separate dining room, utility room, and a well fitted kitchen with an open area to a delightful conservatory extension. The turning staircase leads to a split level landing which provides access to four generous double bedrooms, the main boasting an en suite shower room and there is separate family bathroom.

Outside to the front the large block paved driveway offers ample off road parking along with the double width garage, whilst to the rear the garden has been attractively landscaped with access down both sides of the property.

Internal viewing is highly recommended.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-

money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



**BELVOIR!**  
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**Approximate total area<sup>(1)</sup>**

2221 ft<sup>2</sup>

206.6 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

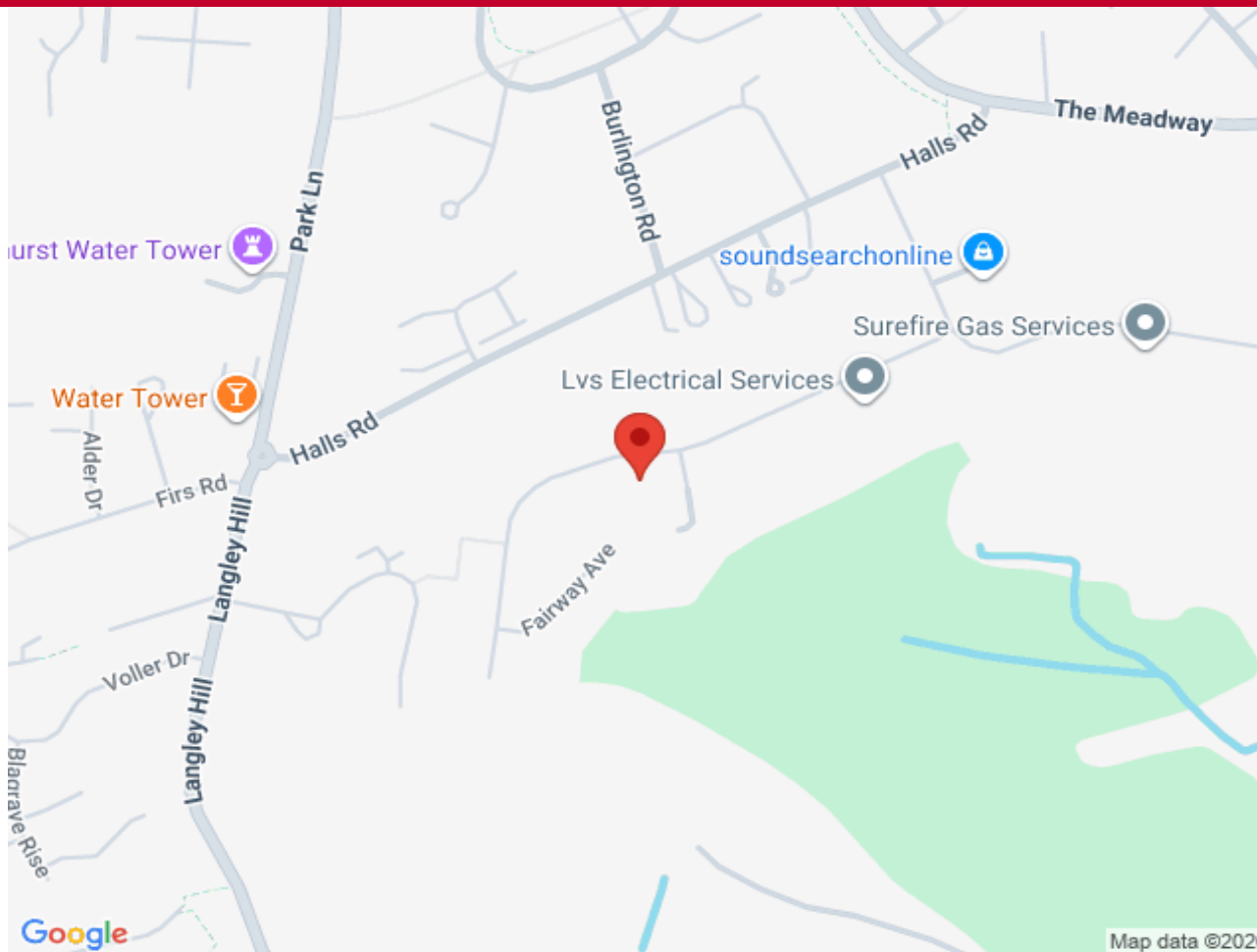
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Belvoir**