



Because property is personal with...

Fairford Road, Tilehurst, Reading

Belvoir

Guide price £400,000



Key Features

- Two bedroom semi detached house
- Replacement boiler
- Immaculate condition
- Large garden
- Large private driveway
- Utility room
- EPC rating D
- Freehold





An immaculately presented and extended two-bedroom semi-detached home with a large private driveway, single garage, utility room and an impressive rear garden with a porcelain patio terrace.

Beautifully presented throughout, this attractive two-bedroom semi-detached property offers generous and well-planned accommodation and has clearly been very well cared for and improved by the current owners.



The ground floor offers an excellent arrangement of living space. The modern living room is a particularly comfortable room with a feature fireplace providing an attractive focal point, although the fire is not currently in use.

From here, the accommodation flows into a dining/breakfast area which leads through to the extended kitchen. The rear extension has created a particularly useful main kitchen area with a good range of fitted units and worktop space, together with views over the rear garden.

A separate utility room and ground-floor cloakroom further enhance the practicality of the home.

Upstairs are two generously proportioned bedrooms. The principal bedroom is an exceptionally generous double, while the second bedroom is also a very good size.



The first floor is completed by a modern, fully fitted shower room incorporating a corner shower enclosure and contemporary fittings.

To the front, the property benefits from a large private driveway providing off-road parking for multiple vehicles, together with access to the single garage.

The rear garden is undoubtedly one of the standout features of the property and is particularly generous for a home of this type.

Immediately adjoining the house is a large porcelain patio terrace, creating a fantastic space for outdoor dining, seating and entertaining. The patio enjoys views down the length of the garden, with steps leading onto the extensive lawn below.

The garden is predominantly laid to lawn and benefits from a substantial storage shed together with an additional area at the far end, providing further useful outside space.

The single garage provides excellent additional storage, with a further store room positioned to the rear of the garage providing direct access into the garage and garden.

Further benefits include a replacement boiler and modern double glazing, while the bathroom window and front door have both been replaced this year.



With approximately 848 sq ft (78.8 sq m) of internal accommodation, immaculate presentation, an extended kitchen, two excellent bedrooms, substantial private parking, garage and a fantastic rear garden, this is a superb two-bedroom home and is surely not one to miss.

Location - Fairford Road, Tilehurst

Fairford Road is situated within the popular residential area of Tilehurst, offering convenient access to a wide range of local amenities, schools and transport connections.

Tilehurst provides an excellent selection of everyday facilities, including shops, supermarkets, cafes and other local services, while Reading town centre provides a much wider range of shopping, leisure and entertainment facilities.

The property is also well positioned for commuters, with Tilehurst railway station providing services towards Reading and London Paddington. Reading station provides further fast connections to London and destinations across the wider rail network.

Road connections are also convenient for Reading and the surrounding areas, making Fairford Road a well-connected and established residential location.

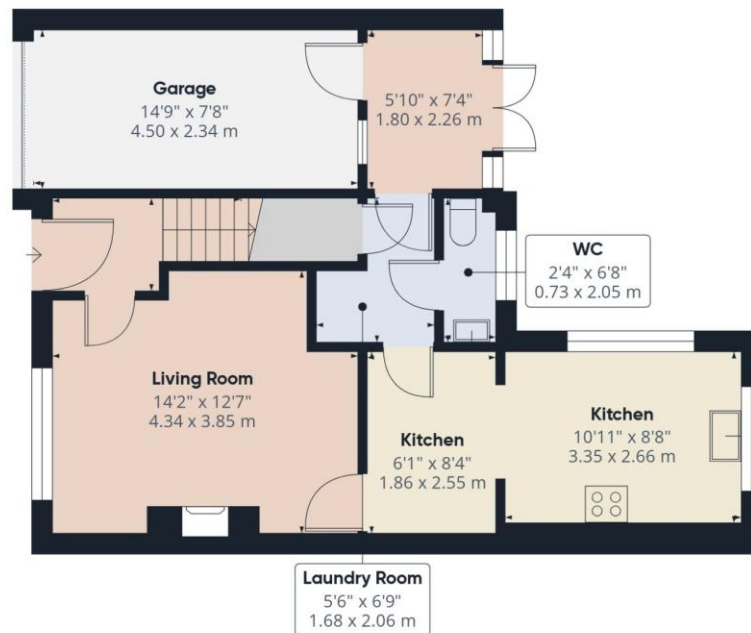


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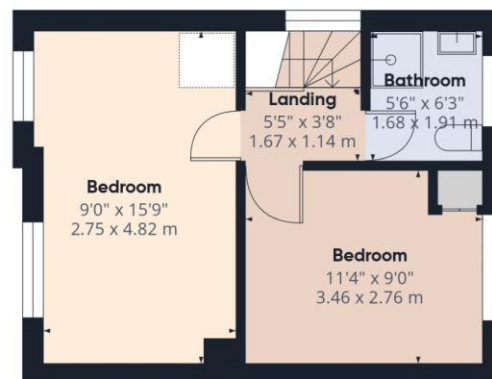
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Floor 0



Floor 1

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Approximate total area⁽¹⁾

848 ft²

78.8 m²

(1) Excluding balconies and terraces

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

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