



**Wendover Way, Tilehurst, Reading, Berkshire.
RG30.**

£550,000 Freehold

Set on a sought-after private road, this larger-than-average three-bedroom semi-detached home offers spacious and versatile accommodation throughout. Recently decorated and readily available to view, the property features three reception areas, a refitted kitchen, two first-floor bathrooms, a bonus loft room, driveway parking for multiple vehicles, and a detached garage with studio. Conveniently located for Tilehurst station, Reading town centre, the M4, and local schools, with further potential to extend (STPP).

- Exclusive Private Road
- Substantial Semi-Detached
- Three Double Bedrooms
- Elegant Reception Spaces
- Tastefully Refurbished
- Two Luxury Bathrooms
- Versatile Loft Room
- Garage With Studio
- Ample Driveway Parking
- Generous Landscaped Garden





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1970 ft²

Reduced headroom
256 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, double radiator, access into all ground floor rooms, stairs leading to first floor.

Living Room

12' 4" x 11' 8" (3.76m x 3.56m) Front aspect double glazed bay fronted window, double radiator, laminate wood flooring, telephone point.

Kitchen

20' 8" x 7' 7" (6.30m x 2.31m) Side aspect double glazed windows, range of base and eye level units, range style oven with five point hob and extractor hood, one and a half bowl with drainer, space for multiple white goods, tiled flooring and partly tiled walls, downlights, double radiator.

Dining Room

10' 10" x 10' 6" (3.30m x 3.20m) Rear aspect French doors, laminate wood flooring, double radiator.

Family Room

14' 5" x 11' 8" (4.39m x 3.56m) Feature fireplace, double radiator, television point, laminate wood flooring.

First Floor

Landing

Access to all first floor rooms, loft hatch providing access to bonus loft room.

Master Bedroom

17' 0" x 11' 8" (5.18m x 3.56m) Front aspect double glazed window, double radiator.

Bedroom Two

17' 7" x 10' 6" (5.36m x 3.20m) Rear aspect double glazed window, laminate wood flooring, double radiator.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.92m) Rear aspect double glazed window, double radiator.

Bathroom

6' 11" x 5' 9" (2.11m x 1.75m) Front aspect double glazed window, bath, pedestal wash basin, low level wc, heated towel rail, tiled walls and flooring.

Shower Room

6' 8" x 4' 0" (2.03m x 1.22m) Side aspect double glazed window, shower, wash basin with vanity unit, low level wc, heated towel rail, tiled walls and flooring, automatic downlights.

Second Floor

Garage

27' 3" x 9' 9" (8.31m x 2.97m) Side aspect double glazed window, up and over garage door, side door, loft space, power.

Council Tax Band

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