

Wendover Way, Tilehurst, Reading, Berkshire. RG30



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



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 (STTP).

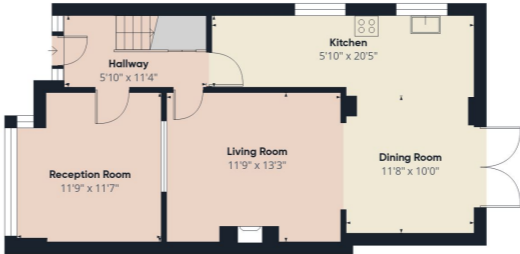
- Exclusive Private Road
- Substantial Semi-Detached
- Three Double Bedrooms
- Elegant Reception Spaces
- Tastefully Refurbished
- Two Luxury Bathrooms
- Versatile Loft Room
- Garage With Studio
- Ample Driveway Parking
- Generous Landscaped Garden

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

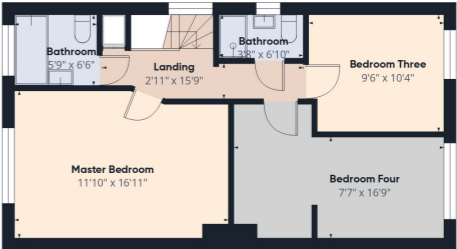
Please
recycle
me



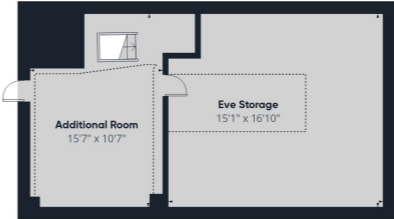
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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.

GIRAFFE360

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

D

