

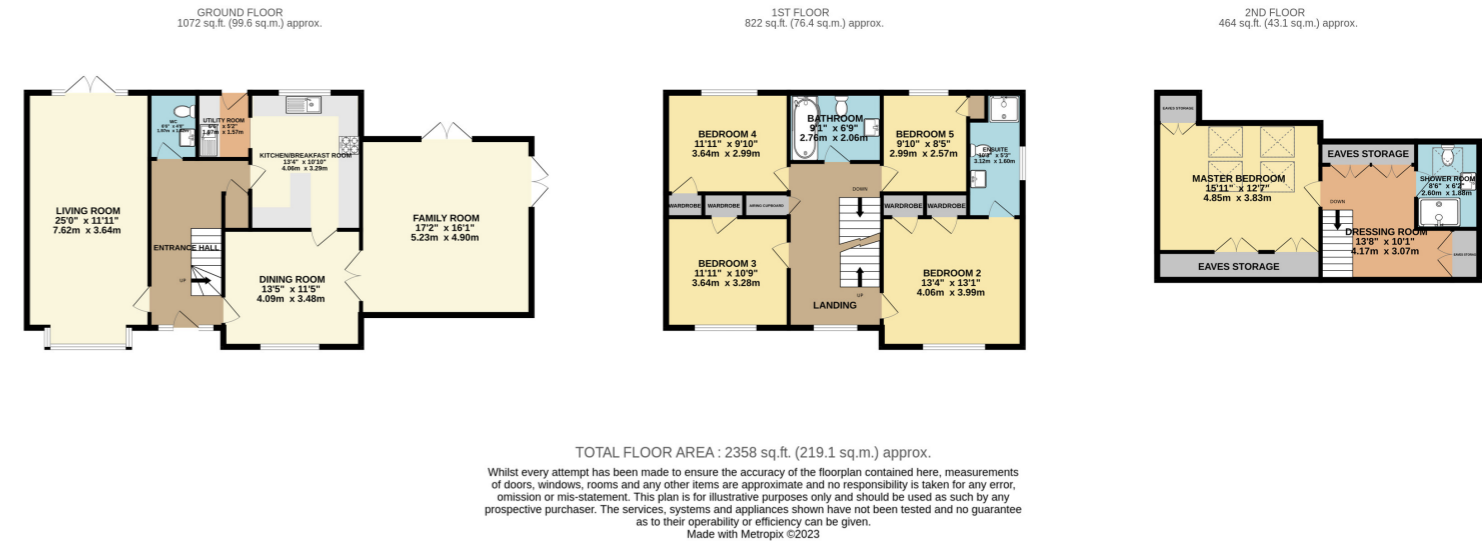
Fairway Avenue, Tilehurst, Reading.

£725,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications in one of the most prestigious roads in Tilehurst, is this fantastic five bedroom detached family home. The property is located in a very desirable, quiet location, on Fairway Avenue; backing onto Calcot Golf Course. The property has excellent access to junction 12 of the M4 motorway, and close to the A4; leading to Newbury. It also offers great access to Tilehurst Village, and is close to a bus route leading to Reading town centre plus various local shops and amenities. Further accommodation includes three reception rooms, a kitchen with utility, a downstairs wc, and three bathrooms. Other features includes gas central heating, double glazed windows, driveway parking for multiple vehicles, an enclosed rear garden with a swimming pool at the rear.

- Five Bedrooms
- Three Reception Rooms
- Downstairs WC
- Master Bedroom with En-Suite & Dressing Room
- Enclosed Rear Garden
- Sought After Location
- Driveway Parking
- No Onward Chain





## Property Description

### Ground Floor

#### Hallway

Laminate wood flooring, stairs leading to first floor, double radiator.

#### Living Room

25' 0" x 11' 11" (7.62m x 3.63m) Front aspect double glazed bay window, French doors providing access into rear garden, television point, two double radiators, feature gas fireplace.

#### Family Room

17' 4" x 16' 1" (5.28m x 4.90m) Side and rear aspect French doors leading into rear garden, double radiator, laminate wood flooring, downlights.

#### Kitchen Breakfast Room

13' 4" x 10' 7" (4.06m x 3.23m) Rear aspect double glazed window, range of base and eye level units, built in fridge freezer, one and a half bowl with drainer, gas hob with extractor hood, two built in ovens, built in dishwasher, double radiator, partly tiled walls, tiled floor.

#### Utility

6' 6" x 5' 2" (1.98m x 1.57m) Rear door leading to rear garden, one and a half bowl with drainer, space for white goods, home to boiler, range of base and eye level units, tiled flooring, partly tiled walls.

#### Downstairs WC

6' 6" x 4' 8" (1.98m x 1.42m) Rear aspect double glazed window, double radiator, low level wc, wash basin, partly tiled walls, tiled floor.

### First Floor

#### Landing

Access to all first floor bedrooms and family bathroom, front aspect double glazed window, double radiator, airing cupboard.

#### Bedroom Two

13' 4" x 13' 1" (4.06m x 3.99m) Front aspect double glazed window, two built in wardrobes, ensuite, double radiator.

#### Ensuite

10' 3" x 5' 3" (3.12m x 1.60m) Side aspect double glazed window, low level wc, wash basin, shower, partly tiled walls, tiled flooring, heated towel rail.

#### Bedroom Three

11' 11" x 10' 9" (3.63m x 3.28m) Front aspect double glazed window, built in wardrobe, double radiator.

#### Bedroom Four

11' 11" x 9' 10" (3.63m x 3.00m) Rear aspect double glazed window, built in wardrobe, double radiator.

#### Bedroom Five

9' 11" x 8' 5" (3.02m x 2.57m) Rear aspect double glazed window, double radiator.

#### Family Bathroom

9' 1" x 6' 9" (2.77m x 2.06m) Rear aspect double glazed window,

panel enclosed bath with shower, low level wc, pedestal wash basin, heated towel rail, partly tiled walls, tiled flooring.

### Second Floor

#### Master Bedroom

15' 11" x 12' 7" (4.85m x 3.84m) Four Velux windows, eaves storage, double radiator.

#### Dressing Room

13' 8" x 10' 1" (4.17m x 3.07m) Velux window, eaves storage, downlights, double radiator.

#### Ensuite

8' 6" x 6' 2" (2.59m x 1.88m) Velux window, low level wc, wash basin, shower, shaving point, downlights.

### Outside

#### Driveway