



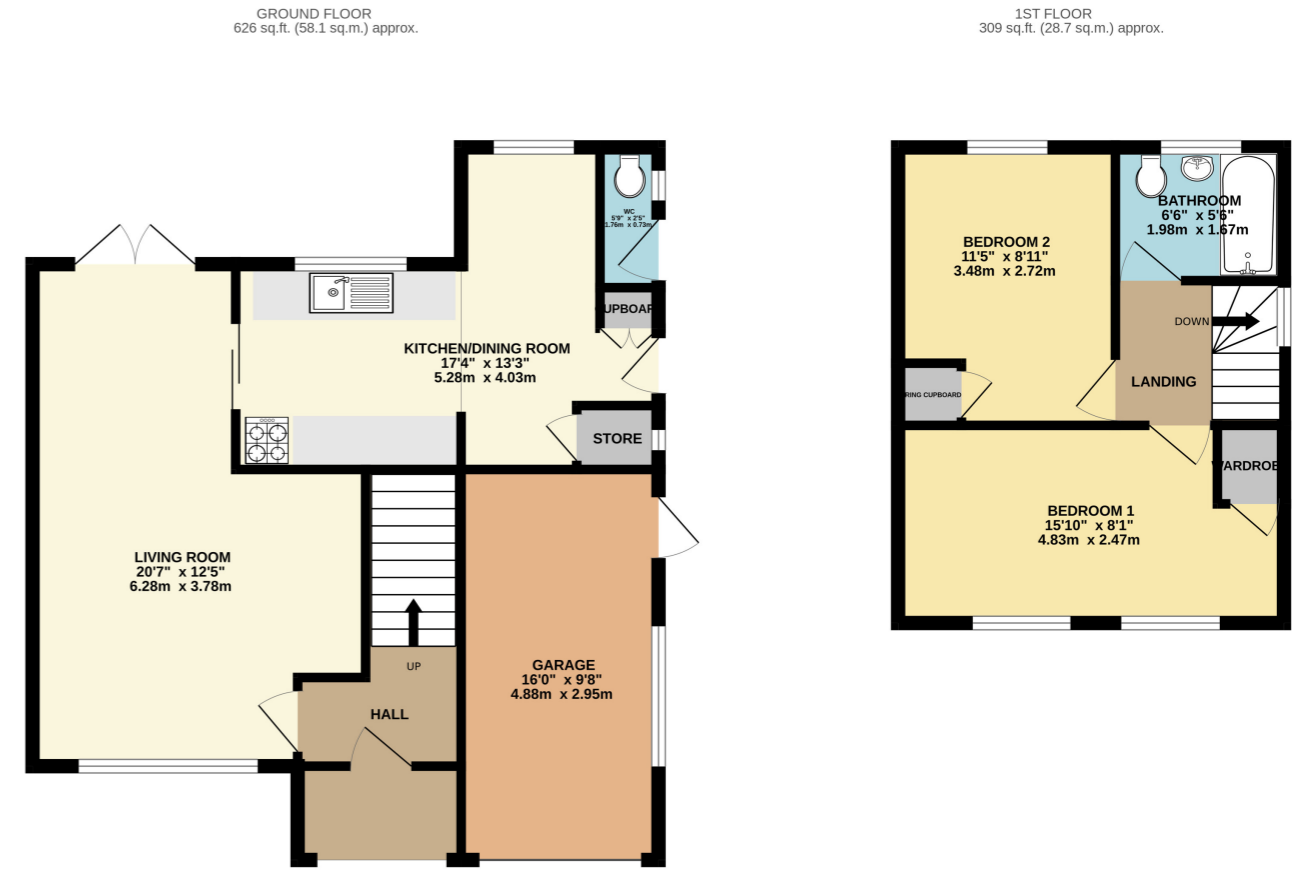
Fairway Avenue, Tilehurst, Reading.

£365,000 Freehold



Arins Tilehurst - Offered to the market is this fantastic two double bedroom semi detached home that is situated on a large, idyllic plot on Fairway Avenue. The property is located in a very desirable, quiet location, 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 a living room, kitchen dining room, downstairs wc, and a family bathroom. Other features include a beautiful rear garden that backs onto woodland, an integral garage, driveway parking, and gas central heating.

- Potential to Extend (STPP)
- Large Plot
- Quiet Cul De Sac
- Two Double Bedrooms
- Living Room
- Kitchen Dining Room
- Family Bathroom
- Driveway & Garage



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator.

Living Room

12' 5" x 20' 7" (3.78m x 6.27m) Front aspect window, French doors leading to rear garden, TV point, feature gas fire place.

Kitchen Dining Room

17' 4" x 13' 3" (5.28m x 4.04m) Two rear aspect windows, range of base storage units, larder cupboard, storage cupboard, single bowl sink with draining board, space for cooker, space for fridge, space for freezer, partly tiled walls, single radiator.

WC

2' 5" x 5' 9" (0.74m x 1.75m) Side aspect window, low level wc, partly tiled walls.

First Floor

Landing

Side aspect window, loft hatch.

Bedroom One

15' 10" x 8' 1" (4.83m x 2.46m) Two front aspect windows, single radiator, built in wardrobe.

Bedroom Two

8' 11" x 11' 5" (2.72m x 3.48m) Rear aspect window, single radiator, airing cupboard.

Family Bathroom

6' 6" x 5' 6" (1.98m x 1.68m) Rear aspect window, low level wc, wash basin, panel enclosed bath, partly tiled walls.

Outside

Garden

The rear garden comprises of a good size patio that leads onto a large lawn that is surrounded by mature shrubs, trees and wildlife. It offers great privacy and backs onto the woodlands of Calcot Golf Course. The property also benefits from a large side access with a storage area and shed.

Parking

Driveway parking for two vehicles.

Council Tax Band

D