



56 Meadowside, Tilehurst, Reading, RG31 5QE
£675,000 Freehold

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- 4 Bedroom Detached Home
- Living Room With Bay & Dining Room
- En Suite Shower Room & Family Bathroom
- Gas Radiator Central Heating & Double Glazing
- Double Garage

- Hall ,WC & Study
- Kitchen, Breakfast Room & Utility Room
- 4 Double Bedrooms
- Secluded Rear Garden
- No Onward Chain

A fine example of a Bryant-built four bedroom detached family home, ideally situated within a highly sought after cul-de-sac location. Offering generous and well proportioned accommodation throughout, the property enjoys easy access to Sulham Woods with its miles of picturesque countryside walks, local shops, regular bus services and a selection of highly regarded schools.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom/WC, a spacious bay fronted living room, a rear aspect dining room overlooking the garden, a front aspect study ideal for home working, a fitted kitchen, separate breakfast room and a utility room.

To the first floor are four well-sized bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Additional benefits include double-glazed windows and gas radiator central heating throughout.

Externally, the property boasts a particularly private and secluded rear garden featuring a lawn, patio seating area and side access. To the front is a driveway providing off road parking for approximately three to four vehicles, leading to a double garage equipped with light, power and an electric roller door.

While the property would benefit from a programme of modernisation, it presents an excellent opportunity for buyers to create a superb long term family home in a desirable location.

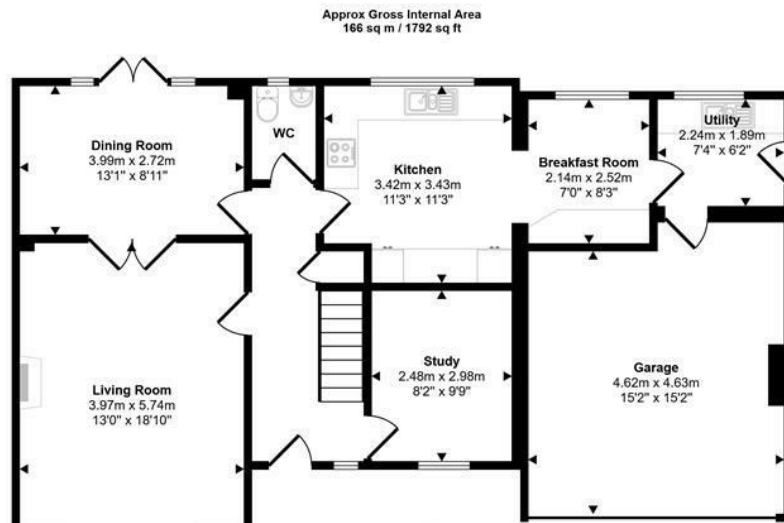
Offered to the market with no onward chain.

Viewing is highly recommended. Please contact Sansome & George Tilehurst to arrange an appointment.

Council Tax Band F – West Berkshire.

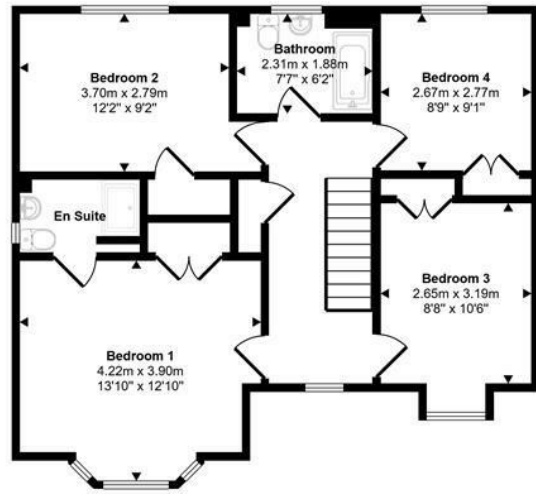
Purchasers Note Images may have been digitally enhanced for presentation purposes. Buyers should satisfy themselves as to the condition and layout of the property.





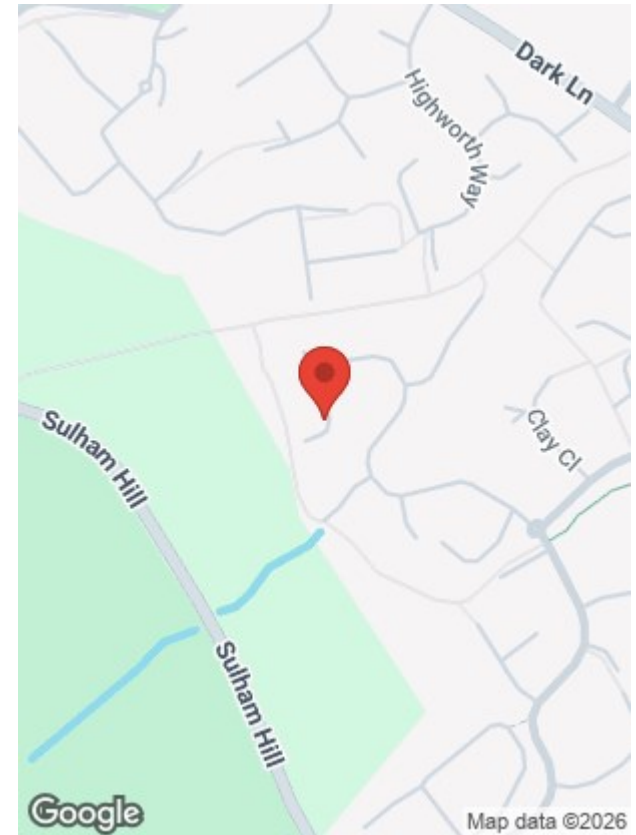
Ground Floor
Approx 101 sq m / 1085 sq ft

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First Floor
Approx 66 sq m / 708 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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