



67 Blewbury Drive, Tilehurst, Reading, RG31 5HJ
Offers In Excess Of £475,000 Freehold

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Residential Sales & Lettings

- Extended Three Bedroom Semi-Detached Home
- Close To Tilehurst Village, Schools, And Countryside
- Bay Fronted Living Room
- Utility Room & Cloakroom
- Integral Garage With Light & Power

- Sought After Cul-De-Sac Location
- Convenient For Local Amenities And Transport Links
- Well Appointed Kitchen/Dining Room
- Modern Shower Room
- Landscaped Rear Garden

An extended and well presented three-bedroom 'Haddock' built semi-detached home, set in a highly sought after cul-de-sac within the catchment for popular schools and close to the amenities of Tilehurst Village.

This spacious property is ideally located just a short walk from local countryside, playing fields, and a range of everyday amenities including convenience stores, restaurants, takeaways, and regular bus services. Tilehurst Train Station with direct links to Reading, Oxford, and London Paddington is approximately 2 miles away. There is also easy access to Reading Town Centre, Junction 12 of the M4, IKEA, and Theale Retail Park.

Ground floor accommodation comprises of an entrance hall with stairs rising to the first floor, a well-appointed kitchen/dining room offering ample worktop space and storage, and a separate utility room providing internal access to the garage, rear garden, and cloakroom. A spacious 21' living room with a bay window completes the downstairs layout and offers an ideal area for relaxing or entertaining.

Upstairs, the first floor features three double bedrooms, with built-in storage to Bedroom 1, and a modern fitted shower room serving all bedrooms.

Additional benefits include gas central heating and UPVC double glazing throughout.

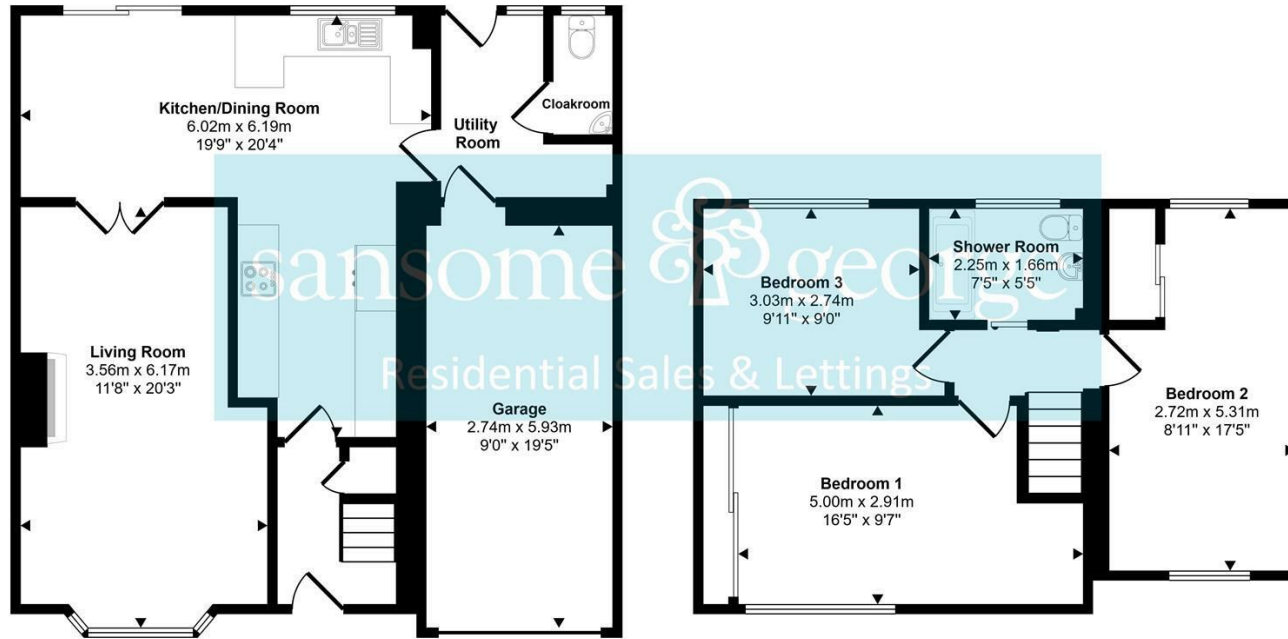
Externally, the rear garden is fully enclosed and landscaped, mainly laid to lawn with a full-width patio and a variety of shrubs to the borders. The front of the property provides driveway parking and access to the integral garage with light and power.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to arrange a viewing appointment.

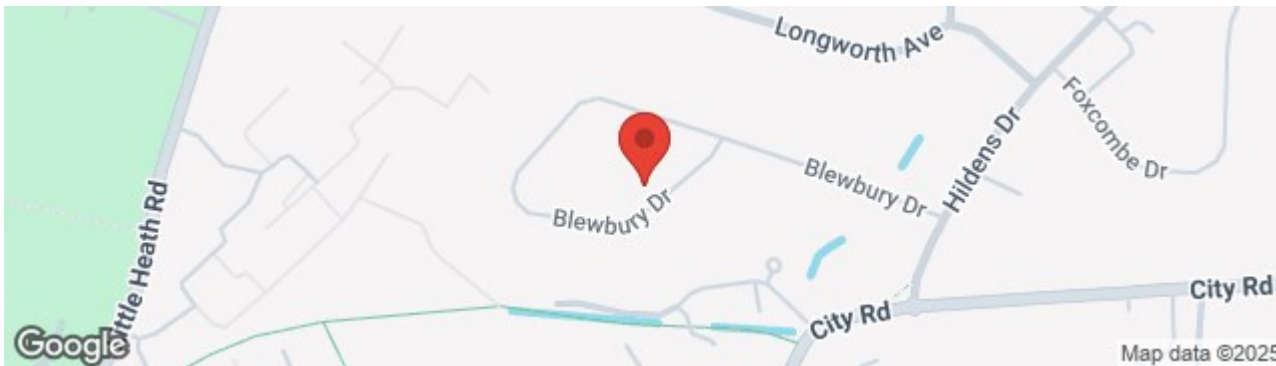
West Berkshire Council – Band E



Approx Gross Internal Area
124 sq m / 1335 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		80

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

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