77 Recreation Road, Tilehurst, Reading, RG30 4UB
Guide Price £475,000 Freehold

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- Extended Three Bedroom Victorian Home
- Open Plan Kitchen And Family Room
- Bi Fold Doors To Garden
- Modern Family Bathroom
- Sought After Tilehurst Location
- Blend Of Character And Modern Living
- Log Burner And Bay Window Lounge
- Three Good Bedrooms
- 100ft Plus Rear Garden
- Excellent Commuter Links

A stunning extended three-bedroom semi-detached home, beautifully blending modern practicality with timeless character. This charming Victorian property offers an abundance of period features alongside stylish contemporary touches, creating a wonderful family home full of warmth and personality.

Situated in the heart of Tilehurst Village, the property benefits from a superb level rear garden, providing an ideal space for entertaining, relaxing, or family enjoyment. The location is exceptionally convenient, with a wide range of local amenities, reputable schools, and regular bus services all within easy walking distance. Tilehurst train station is approximately 1.5 miles away, while Reading town centre and Junction 12 of the M4 can both be reached within 4 miles, making this an excellent choice for commuters and families alike.

Accommodation comprises an entrance hall with stairs rising to the first floor, an open-plan living room featuring a beautiful bay window and log burner, and a cloakroom with utility area. To the rear is a fabulous open-plan kitchen offering ample storage cupboards and generous work surface space, flowing seamlessly into a stunning family room with vaulted ceiling and bi-fold doors opening onto the landscaped rear garden. A further side door also provides direct garden access.

The first floor offers three well-proportioned bedrooms, all serviced by a modern three-piece family bathroom with shower over the bath.

This fine home is a real credit to the current homeowners, with the thoughtful improvements creating versatile accommodation while retaining the property's original charm and character throughout. Further benefits include gas radiator central heating and UPVC double glazing.

Externally, the property boasts a beautifully landscaped rear garden extending in excess of 100ft in length, fully enclosed and mainly laid to lawn with a variety of mature shrubs and planted borders. There is also gated side access leading to the front of the property.

To discuss this property in further detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

Reading Borough Council - Band D

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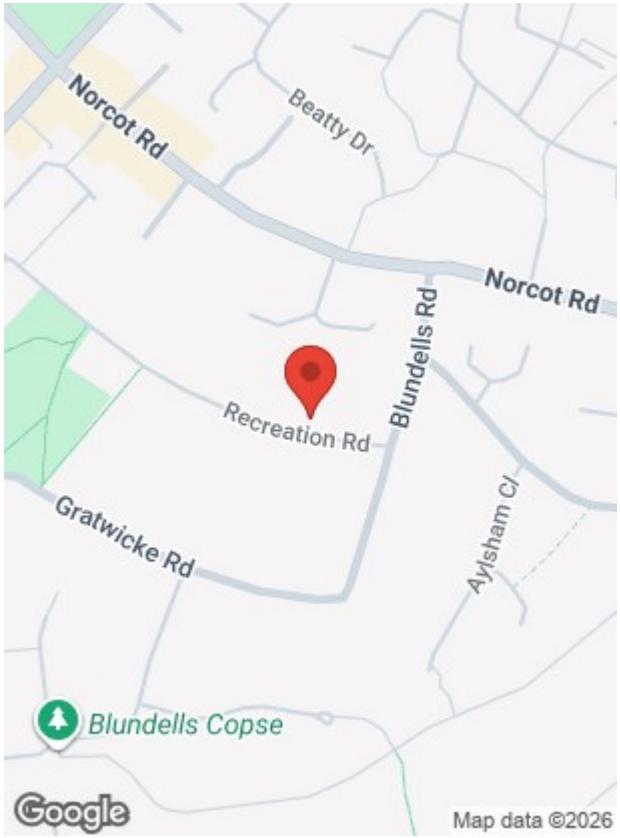
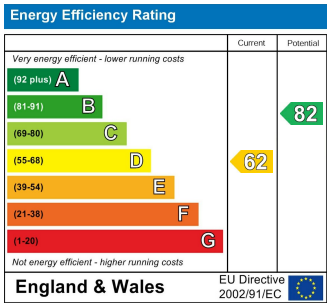
Approx Gross Internal Area
95 sq m / 1021 sq ft

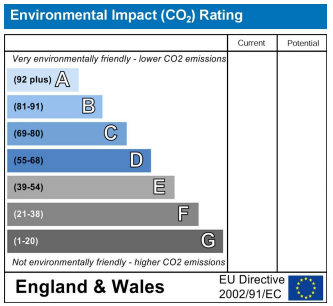
Ground Floor
Approx 57 sq m / 613 sq ft

First Floor
Approx 38 sq m / 408 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.







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