



124 Thirlmere Avenue, Tilehurst, Reading, RG30 6XL
Guide Price £365,000 Freehold

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Residential Sales & Lettings

- Extended Three Bedroom Mid Terrace Home
 - Modern Fitted Kitchen With Ample Storage
 - Beautifully Landscaped Tiered Rear Garden
 - Versatile Home Office/Outbuilding
 - Walking Distance To Tilehurst Train Station
- Spacious Open Plan Living & Dining Room
 - Ground Floor Cloakroom
 - Attractive Pond & Waterfall Feature
 - Driveway Parking To The Front
 - Excellent Access To Reading, M4 & Local Amenities

A stylish and deceptively spacious extended three bedroom mid terrace home, offering superb open plan family living, a stunning landscaped rear garden with a detached home office and driveway parking, all conveniently positioned close to excellent transport links and a wide range of local amenities. Conveniently located just over two miles west of Reading town centre, the property enjoys excellent transport links, with regular bus services within a five minute walk and Tilehurst railway station, providing direct services to Reading, London Paddington and Oxford, approximately ten minutes away on foot. Nearby amenities include local shopping parades, Waitrose supermarket, gyms, parks, highly regarded schools, the River Thames and picturesque countryside in neighbouring Purley-on-Thames. Tilehurst Village, offering a wider selection of shops and everyday conveniences, is approximately 1.5 miles away, whilst Junction 12 of the M4 is around four miles away via the A4 Bath Road.

Presented to an exceptional standard throughout with contemporary décor and quality finishes, the accommodation comprises an entrance porch with stairs rising to the first floor, leading into an impressive open plan living and dining area that provides an excellent space for both everyday family life and entertaining. The heart of the home is the attractive Shaker style kitchen, with ample work surface area's, an extensive range of wall and base units, integrated appliances, breakfast bar seating and ample storage. Bi-fold doors open directly onto the landscaped rear garden, seamlessly blending the indoor and outdoor living spaces. A useful cloakroom completes the ground floor accommodation. The first floor offers three well proportioned bedrooms, all well presented and served by a contemporary three piece family bathroom fitted with a shower over the bath.

The beautifully landscaped rear garden is undoubtedly one of the property's standout features, thoughtfully arranged over attractive tiers with shaped lawns, mature planting, colourful flower beds, an ornamental pond with a feature waterfall and spacious patio terraces, providing the perfect setting for relaxing or entertaining. A substantial detached garden building offers a superb home office together with a separate storage room, making it ideal for those working from home, running a business or requiring versatile additional space. To the front, the property benefits from a block paved driveway providing off road parking.

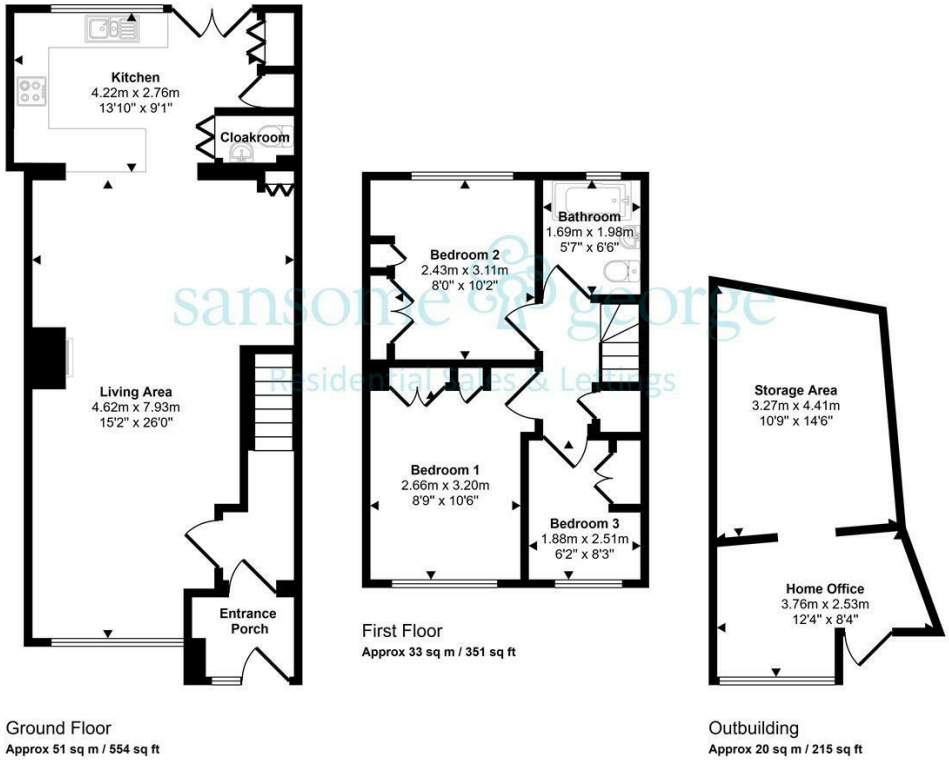
Reading Borough Council Tax Band C.

Purchasers Note:-
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

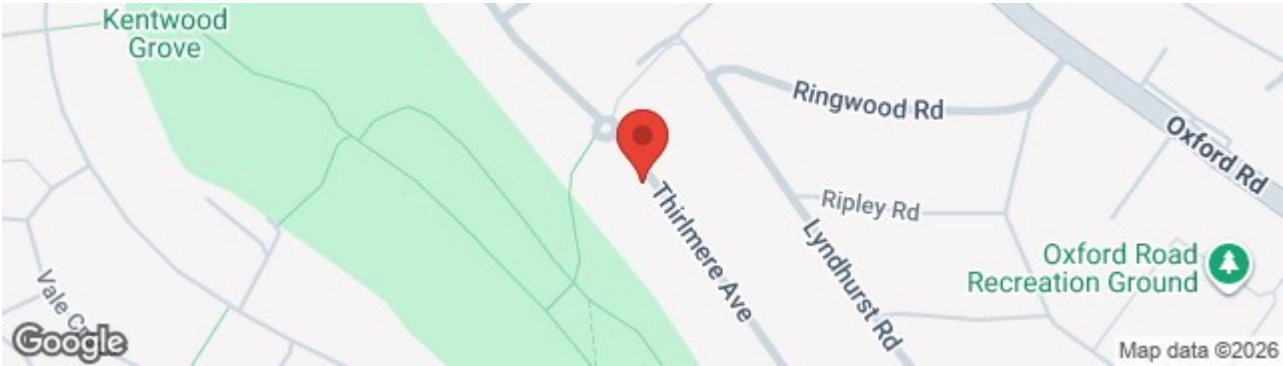
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



Approx Gross Internal Area
104 sq m / 1120 sq ft



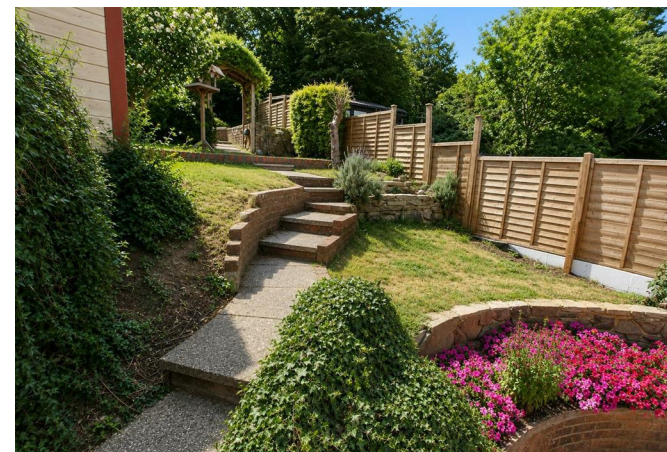
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) 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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