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11 Eastbury Avenue, Tilehurst, Reading, Berkshire, RG31 5LP
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- Extended 'Haddock' Built Semi Detached Bungalow
- 2 'Double' Bedrooms
- Conservatory
- Family Shower Room
- Gas Fired Central Heating

- 'No Onward Chain' Complications
- 14' Living Room
- Front Aspect Modern Kitchen
- Landscaped Rear Garden
- UPVC Double Glazing

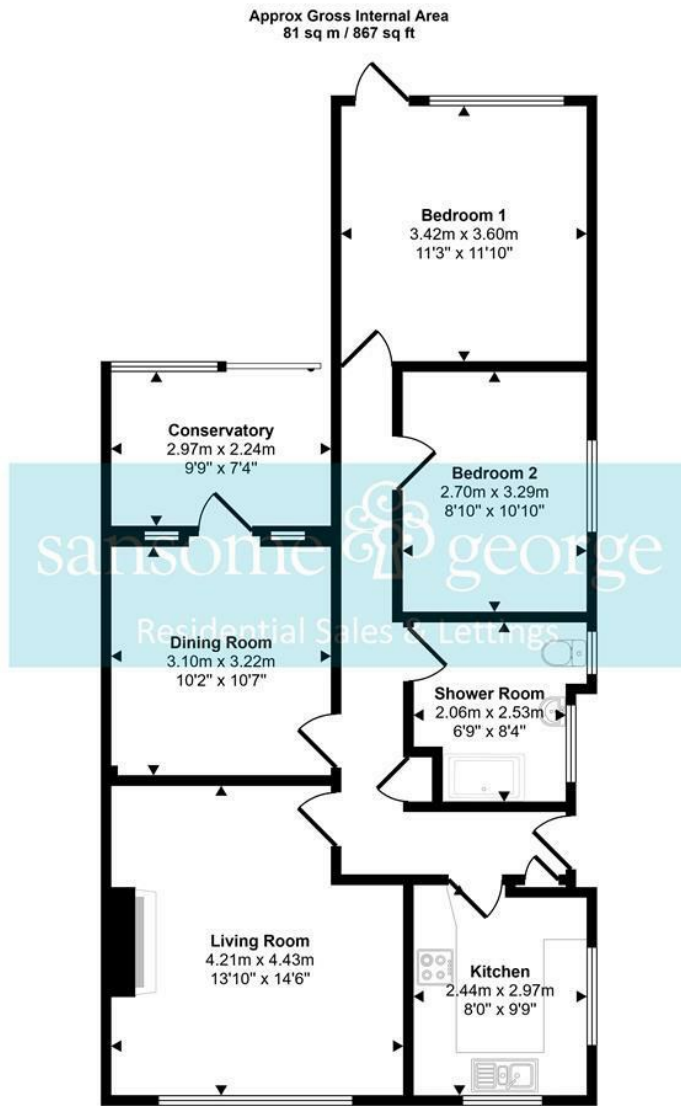
Offered to the market with the convenience of no 'onward chain', this highly sought after 'Haddock' built semi detached bungalow enjoys a modest extension to provide well proportioned and versatile accommodation. Situated on a favoured residential address within close proximity of local shops, reputable primary & secondary Schools and numerous regular bus services, Tilehurst Village Centre with a range of conveniences and amenities is approximately 10 minutes walk and both Reading Town Centre and Junction 12 of the M4 Motorway are each within circa 4 miles hence a simple commute.

Having been the much loved home to the current family for many years, the property enjoys an elevated position and is approached via open frontage with driveway providing parking for 2 cars and with double opening gates giving access to the side and the single detached garage. A recessed porch has the front door which opens to a central entrance hall with doors to all rooms. The comprises of front aspect living room with feature fireplace, a well appointed dual aspect kitchen, separate dining room which in turn leads to a conservatory/sun room with patio doors to rear garden. There are also 2 bedrooms which are serviced by a separate modern shower room. Other general notable benefits include UPVC double glazing throughout and gas fired central heating to radiators (not tested). Outside, to the rear of the property, the garden is enclosed by wooden fencing and has been 'hardscaped' with ease of maintenance in mind. A large patio area edged by raised flower/shrub beds opens to a further area of shingle.

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

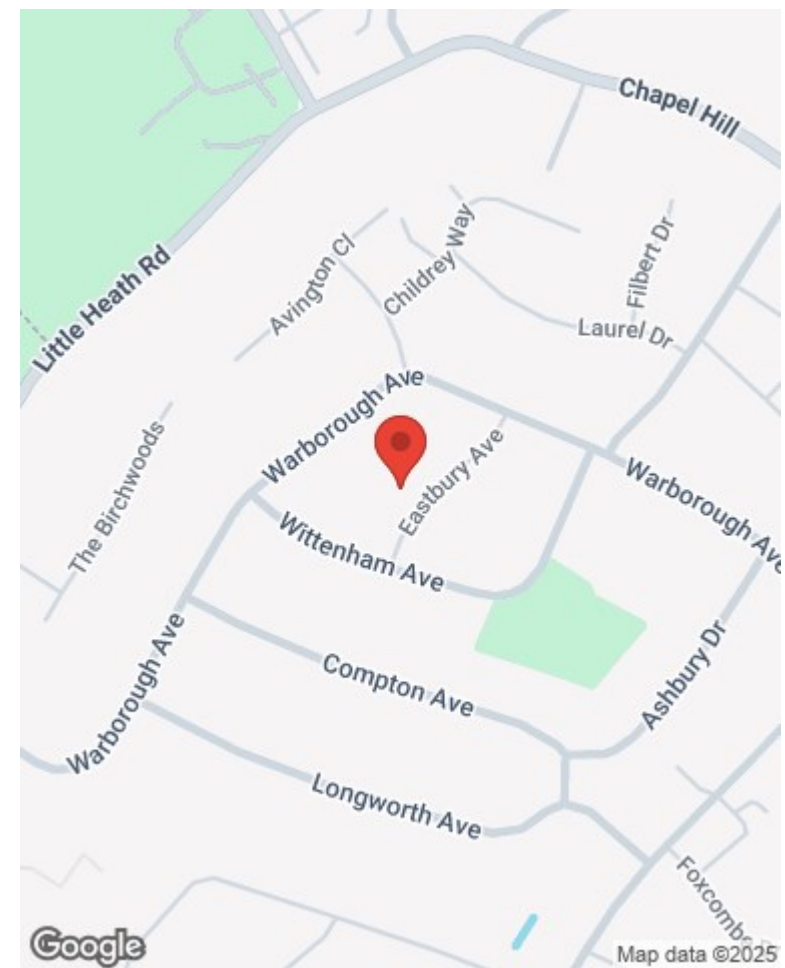
West Berkshire Council - Band D





Floorplan

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		58	81
EU Directive 2002/91/EC			

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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