25 Links Drive, Tilehurst, Reading, RG30 4YT
Offers In Excess Of £375,000 Freehold

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- Extended Semi Detached House
- Far Reaching Views To The Rear
- Possibility For Further Extension Or Loft Conversation (STPP)
- Landing, 3 Well Proportioned Bedrooms, Bathroom
- Garage & Driveway Parking
- No 'Onward Chain' Complications
- Potential For Updating & Remodelling
- Entrance Hall, 23' Living Room, 16' Kitchen
- 65' (20m) Established Rear Garden
- Cul-De-Sac Location Close To Ameneties

With an established rear garden of approximately 65' (20m.) and enjoying an elevated position giving far reaching leafy views to the rear over roof tops and trees with countryside beyond, this extended semi detached property is offered to the market with the added advantage of no 'onward chain'. Situated is a cul-de-sac within the suburb of Tilehurst, circa 3 miles to the west of Reading town Centre, the property is conveniently within 3 minutes walk of a regular bus service as well as being within approximately 1 mile from Tilehurst train station. green spaces to include McIlroy Park and Lousehill Copse, primary and secondary schools, plus a range of gyms and sports facilities, shops, supermarkets, pubs, restaurants and cafes, and also Tilehurst Village with further amenities.

This much loved home offers great opportunity for a new owner to update, reconfigure and personalise as well as potential for future enlargement by way of extension to the rear/side as well as possibility of loft conversion (subject to all necessary consents) to create a space to further enhance the vantage point and appreciate the view.

Approached via driveway providing off road parking for 1 car and access to the garage, a path continues to an open porch and the front door and the remainder of the frontage is lanwed with established shrubs and bushes behind a low level brick wall. Accommodation is currently classically arranged and comprises of entrance hall with stairs to first floor and doors to spacious dual aspect living room with box bay window to front and patio doors to garden, and a separate extdnded kitchen with doors to garage and rear garden. The side aspect landing services 3 good sized bedrooms and a three piece bathroom. Outside, the door from the kitchen opens to a patio area with door to outside w/c and continues to the rear of the living room with paved area from the patio doors and also a door accessing an outside store. Enclosed on all sides by wooden fencing, the remainder of the garden is mainly grass with numerous hedges and shrubs and a path leading to a hard standing/patio and established trees.

Please contact Sansome & George Estate Agents for more information and to arrange a viewing appointment.

Reading Borough Council - Band C

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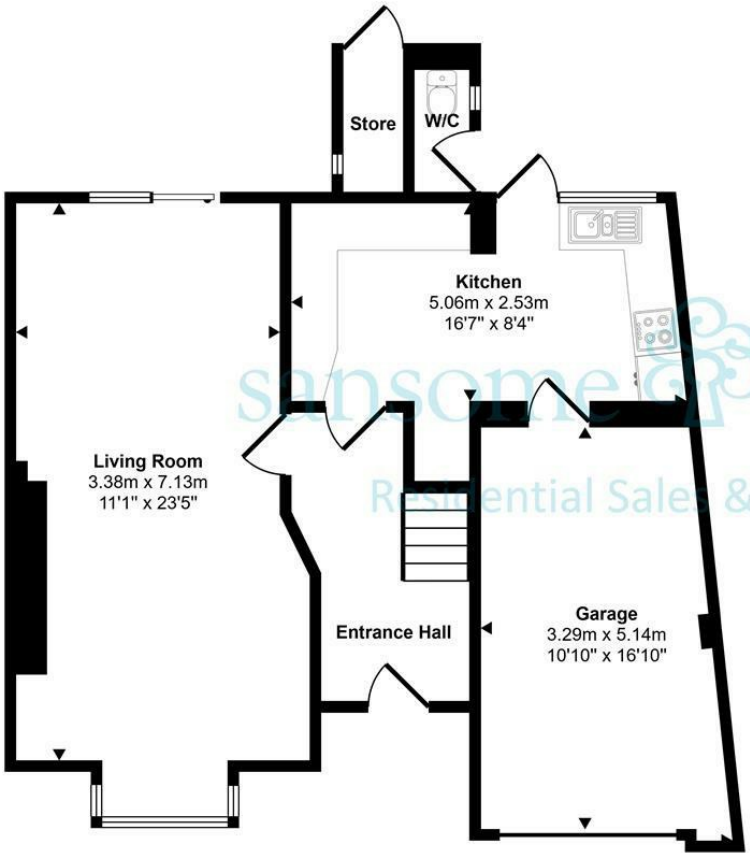
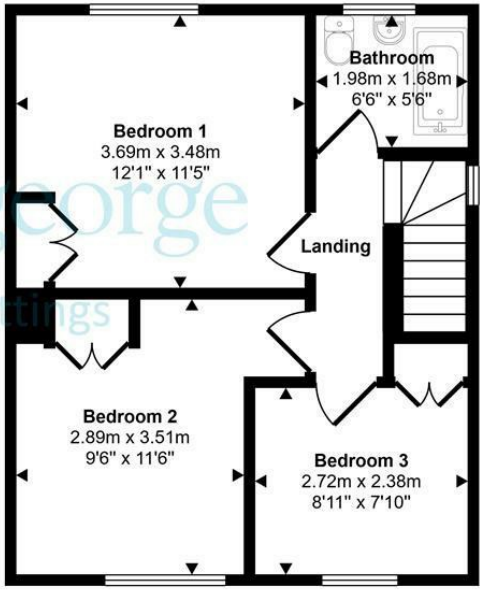
Approx Gross Internal Area
110 sq m / 1184 sq ft



Ground Floor
Approx 68 sq m / 734 sq ft



First Floor
Approx 42 sq m / 449 sq ft

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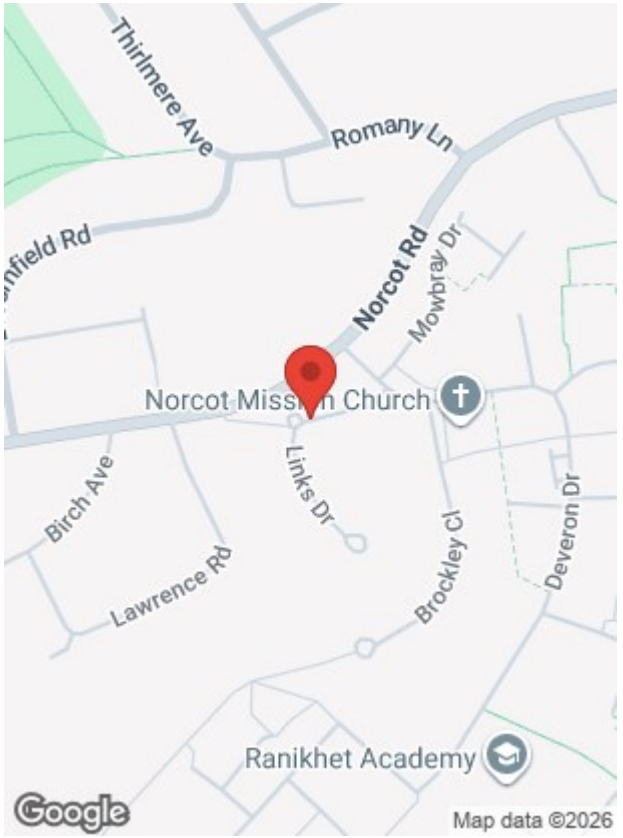
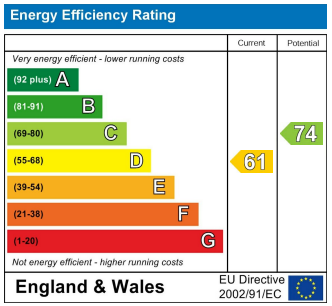
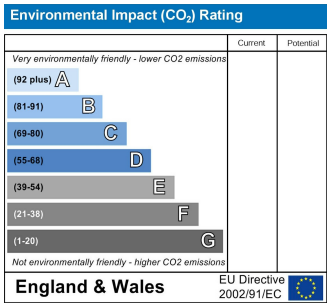
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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







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