

99 Thirlmere Avenue, Tilehurst, Reading, RG30 6XH
£325,000 Freehold

sansome george
Residential Sales & Lettings

- 3 Bedroom Mid-terrace Home
- Front Aspect Living Room
- Conservatory
- UPVC Double Glazed Windows
- Driveway Parking
- Porch & Hallway
- Rear Aspect Kitchen Diner
- Gas Radiator Central Heating
- Enclosed Rear Garden
- No Onward Chain





Situated just over two miles west of Reading town centre, the property is ideally placed for local amenities and transport links. Regular bus services are within a five minute walk, while Tilehurst railway station is approximately ten minutes away on foot, providing direct services to Reading and London Paddington. Nearby amenities include local shops, Waitrose, gyms, parks and well regarded schools. The River Thames and countryside at nearby Purley on Thames are also within easy reach. Tilehurst Village is approximately 1.5 miles away, with Junction 12 of the M4 around four miles away.

The property is entered via an enclosed porch leading into the entrance hall and a bright living room with bay window. The kitchen diner measures 15' and is fitted with white gloss units, wood effect worktops, a built in oven and gas hob, along with a breakfast bar. This leads into a 13' conservatory with tiled flooring and sliding doors opening onto the garden.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom is a front facing double, the second double overlooks the rear garden, while the third bedroom is currently used as a home office. The modern bathroom has a bath with shower over, glazed screen, vanity wash basin and heated towel rail.

Outside, the enclosed rear garden is mainly laid to lawn, which is fully enclosed. To the front, there is a paved pathway leading to the entrance porch, with a planted border alongside.

To arrange a viewing or for further information, please contact sole selling agents Sansome & George Tilehurst.

Reading Borough Council - Band C

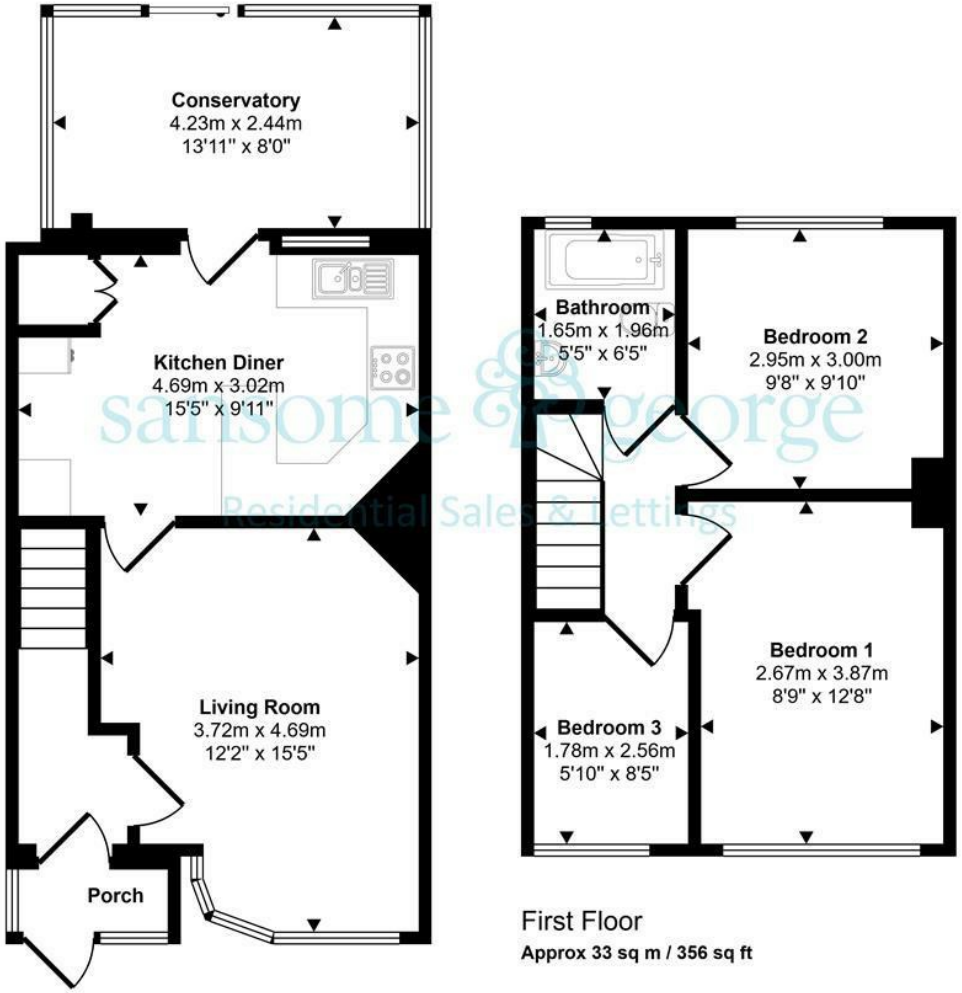
Purchasers Note:
Some of the marketing photographs have been edited using AI to remove clutter and enhance their presentation. Prospective purchasers should satisfy themselves as to the property's appearance and condition during a viewing.







Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 33 sq m / 356 sq ft

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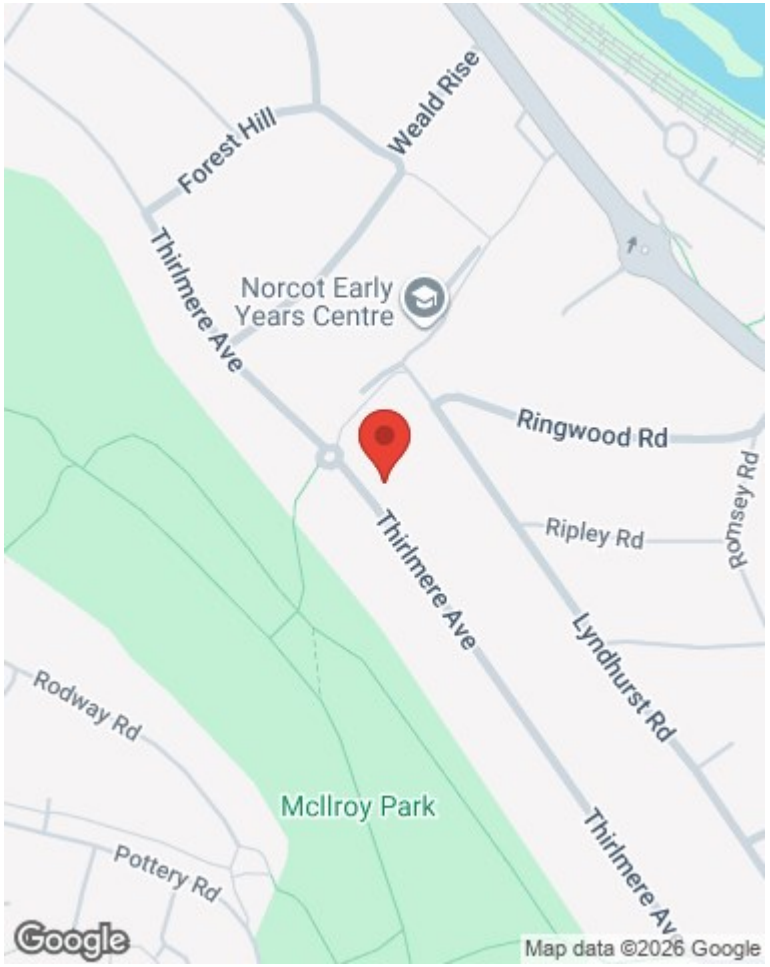
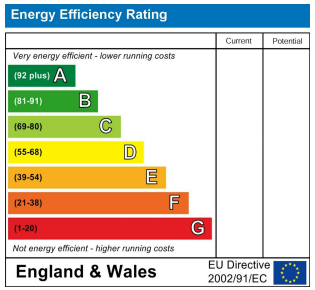
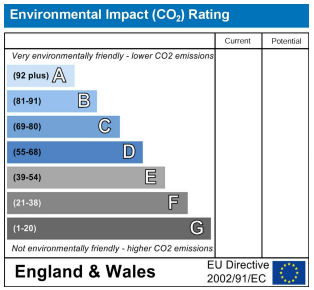
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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







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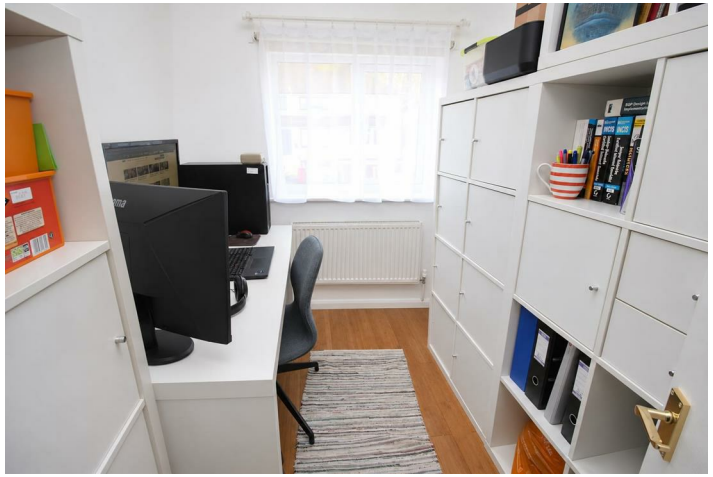







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