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37 Rydal Avenue, Tilehurst, Berkshire, RG30 6XT
£390,000 Freehold

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Residential Sales & Lettings

- 1930's Double Bay Fronted
- 24' Living/Dining Room
- Three 'Well Proportioned' Bedrooms
- Landscaped Rear Garden With Outbuilding
- Gas Fired Central Heating & Double Glazed Windows
- Semi Detached Home
- 14' Kitchen
- Family Bathroom
- Garage & Ample Driveway Parking
- No Onward Chain

Offered to the market with the added advantage of no onward chain is this well presented 1930s semi-detached home which is ideally positioned close to a various amenities, with Reading Town Centre just over 2.9 miles away to the east, regular bus services are within 5 minutes walk and Tilehurst train station linking to London Paddington and Reading Mainline and Oxford is circa 7 minutes walk. Other conveniences nearby include local shopping parades, Waitrose supermarket plus gyms, parks and schools. The River Thames and open countryside in the neighbouring village of Purley-on-Thames is also close by. Tilehurst Village with a further wealth of services is conveniently 1.1 miles away and Junction 12 of the M4 is a simple commute by car of approximately 3.0 miles.

Approached via driveway providing ample off road parking, access to garage and front door. The internal accommodation comprises of entrance hall with stairs rising to the first floor landing, 24' living / dining room with bay window and feature chimney breast with electric fire, spacious 14' kitchen and side aspect door leading to the rear garden. On the first floor, 3 separate well proportioned bedrooms are serviced by a three piece bathroom which includes shower over bath. Other benefits include gas fired central heating and double glazed windows.

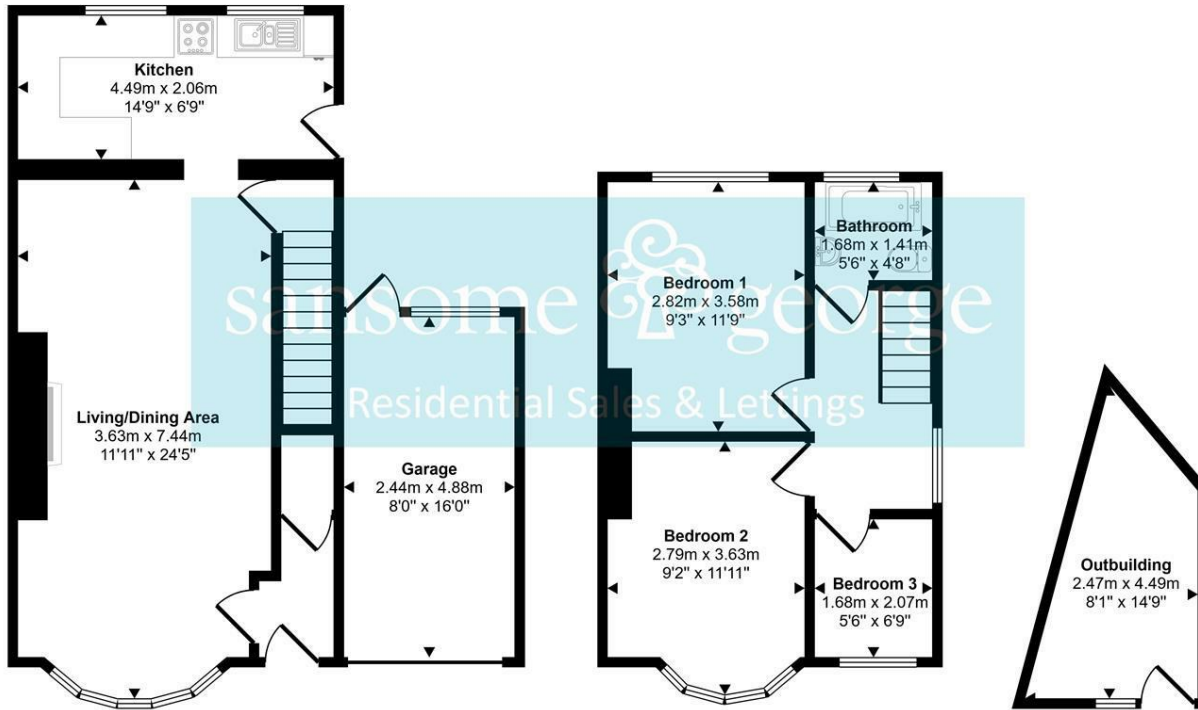
Outside, to the rear is an landscaped rear garden, fully enclosed by wooden fencing, mainly laid to lawn with raised bedding, decking area and outbuilding. There is also a door leading to the garage and side access to the front of the property.

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

Reading Borough Council Tax - Band C



Approx Gross Internal Area
95 sq m / 1027 sq ft



Ground Floor
Approx 56 sq m / 598 sq ft

First Floor
Approx 33 sq m / 350 sq ft

Outbuilding
Approx 7 sq m / 80 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			
EU Directive 2002/91/EC		72	85
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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