11 Sage Road, Tilehurst, Reading, Berkshire, RG31 6GG
Guide Price £475,000 Freehold

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Residential Sales & Lettings

- Four Bedroom Detached Family Home
- No Onward Chain
- Separate Dining Room
- Driveway Parking And Garage
- Close To Tilehurst And Pangbourne
- Sought After Cul-de-Sac Location
- Spacious Living Room
- Downstairs Cloakroom
- Private Enclosed Rear Garden
- Excellent Access To Countryside Walks And Local Amenities

Offered to the market with the added advantage of no onward chain is this well presented four bedroom detached family home, ideally situated in a sought after cul-de-sac within the ever popular Westwood Fields development. Occupying a desirable position on the western fringes of Reading, the property is conveniently located close to both Tilehurst and Pangbourne Village, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The area also benefits from miles of beautiful open countryside, scenic riverside walks, a community barn, and a variety of local sports and social clubs with superb recreational facilities, all just a short distance away.

The accommodation comprises an entrance hall with a cloakroom, leading through to a spacious living room with stairs rising to the first floor, which opens into the dining room. The dining room enjoys UPVC sliding doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The fitted kitchen offers a range of eye and base level units, ample work surface space, and a UPVC door providing further access to the rear garden. The first floor features four well proportioned bedrooms, all serviced by a modern three piece family bathroom fitted with a shower over the bath.

Externally, the property benefits from a fully enclosed rear garden, predominantly laid to lawn with a patio area ideal for outdoor entertaining. The garden also provides access to the garage and gated side access leading to the front of the property. To the front, there is driveway parking, an area of lawn, and an attached garage with an up and over door.

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

West Berkshire Council Tax Band E.

Purchaser's 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.

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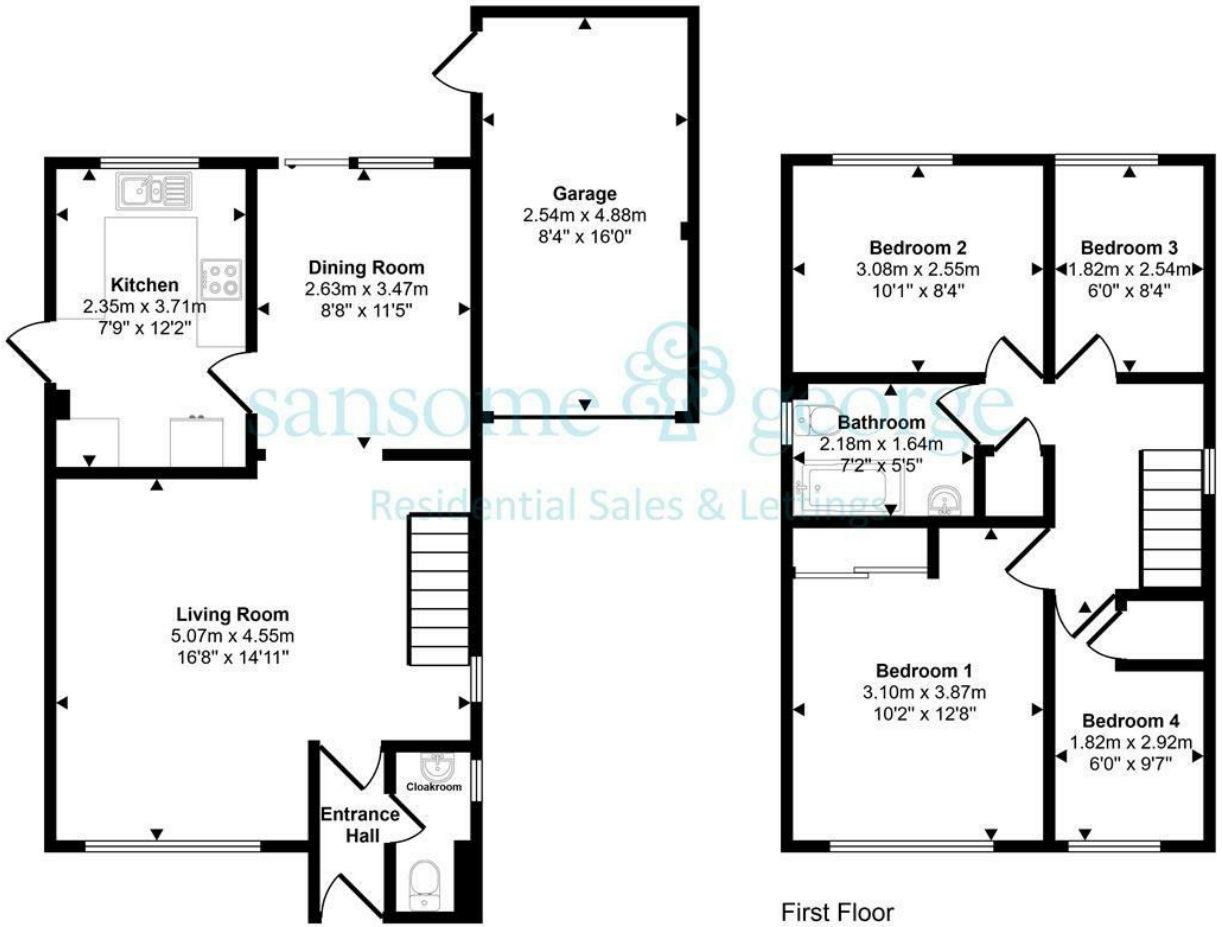
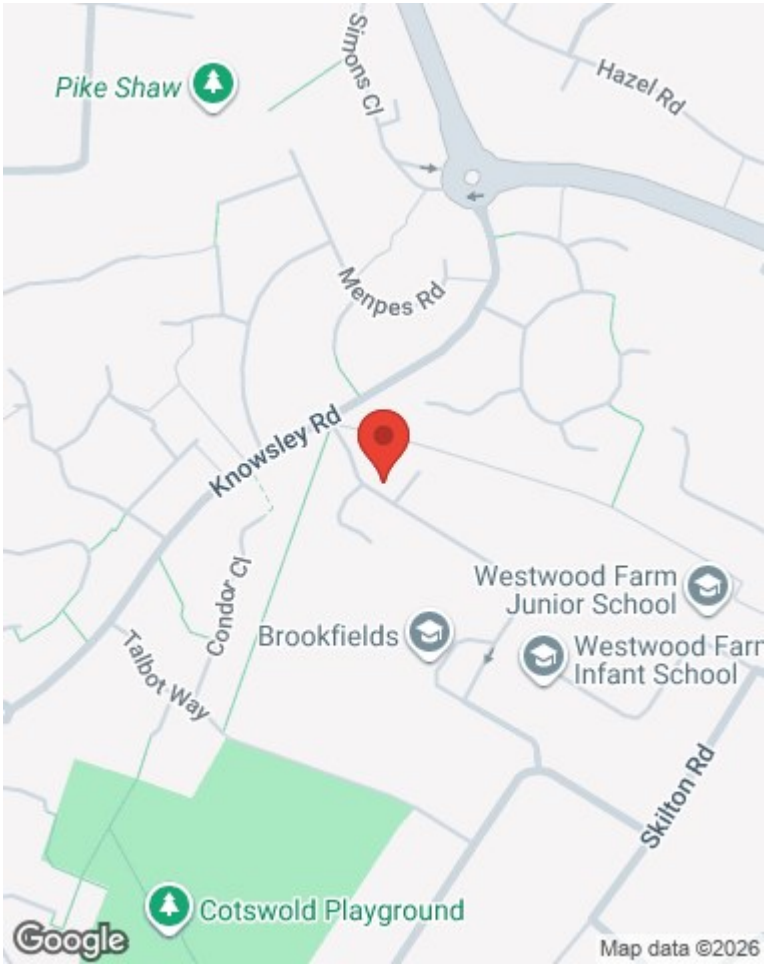
Approx Gross Internal Area
100 sq m / 1073 sq ft

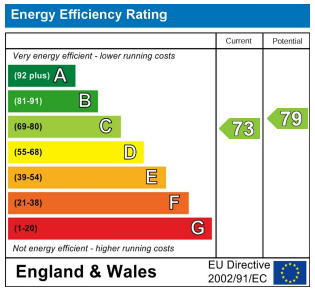


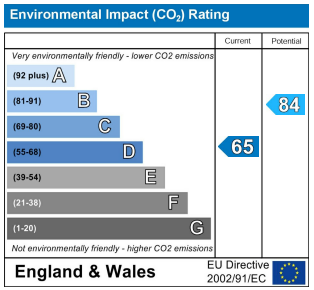
Ground Floor
Approx 58 sq m / 619 sq ft

First Floor
Approx 42 sq m / 454 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.







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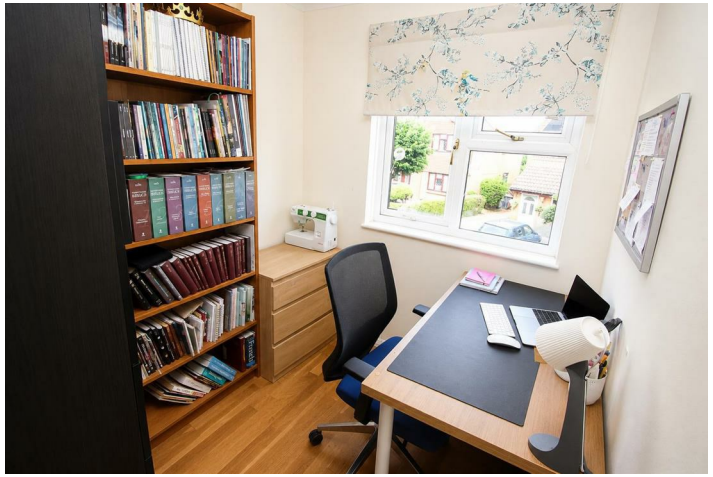

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