



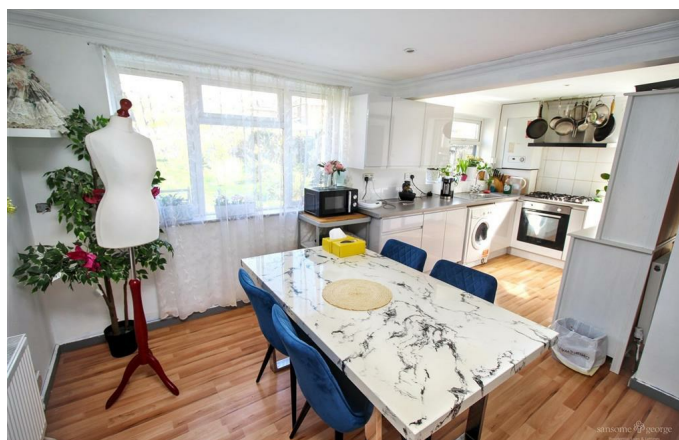
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38 Hogarth Avenue, Tilehurst, Reading, Berkshire, RG30 4QW
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Well Presented Semi Detached
- Driveway Parking
- 12' Living Room
- 3 Well Proportioned Bedrooms
- No Onward Chain

- Convenient Location Close To Amenities
- Sizeable Rear Garden
- 18'11" Kitchen/Diner
- Fully Tiled 4 Piece Bathroom
- Great potential for extension (subject to consents)



Offered to the market with the added advantage of no onward chain is this well presented three bedroom 'Cooks' built semi detached home ideally positioned just off the A4 Bath Road, offering excellent transport links and convenient access to a wide range of everyday amenities.

Reading town centre lies approximately three miles from the property, while Junction 12 of the M4 motorway and Calcot Retail Park are within roughly two miles, providing superb connectivity for commuters. A variety of regular bus services operate nearby and a selection of local convenience stores and supermarkets are all within easy walking distance. The area also benefits from a number of recreational and leisure facilities including Prospect Park, the Meadway Shopping Precinct which features a 24 hour gym, together with several well regarded primary and secondary schools.

The property is approached via a generous driveway providing off road parking for several vehicles and also benefits from gated side access leading to the rear garden.

The front door opens into a welcoming entrance hall with stairs rising to the first floor and useful understairs storage. From the hallway, doors lead to a bright front aspect living room measuring approximately 12 feet, along with a spacious kitchen dining room extending across the rear of the property and measuring approximately 18'11" x 11'3". This sociable space enjoys pleasant views over the rear garden and also benefits from a side door providing convenient access to the outside.

To the first floor, a side aspect landing leads to three well proportioned bedrooms together with a fully tiled four piece family bathroom. The accommodation is well arranged and offers comfortable and practical living that will appeal to families, first time buyers and those looking to upsize.

Outside, the sizeable rear garden is enclosed by wooden panel fencing and is mainly laid to lawn. The garden also features a pergola seating area, established flower and shrub borders and dedicated vegetable plots, creating a pleasant and versatile outdoor space suitable for both relaxing and entertaining.

A particularly attractive feature of this home is that full planning permission has already been granted for an impressive five metre wrap around extension, providing an excellent opportunity to significantly increase the living accommodation and create a substantial open plan kitchen and family area if desired.

The property further benefits from UPVC double glazing and gas fired central heating to radiators. With many neighbouring homes having already been extended, this property offers excellent potential for further enhancement and long term value.

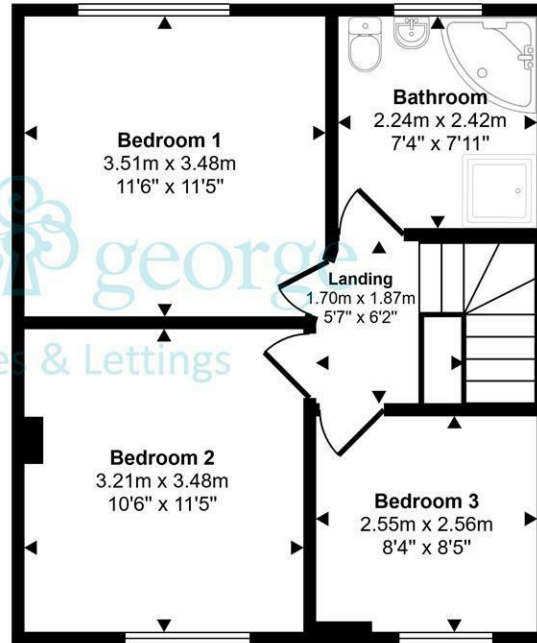
Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Tax Band D

Approx Gross Internal Area
83 sq m / 892 sq ft

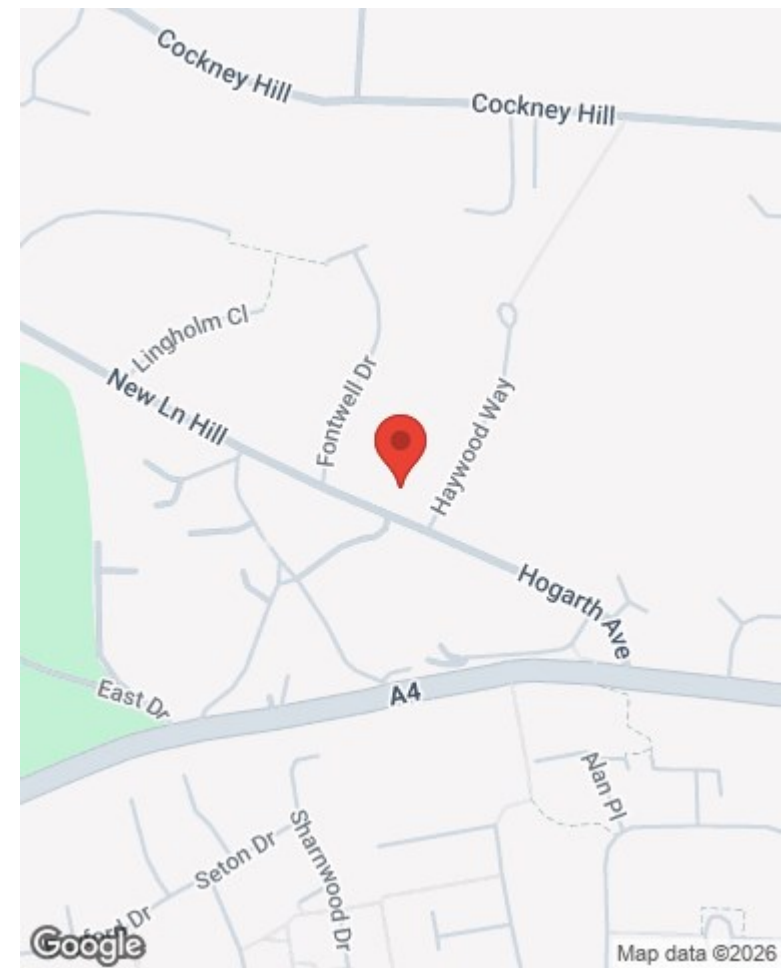


Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 42 sq m / 453 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			
England & Wales		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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