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**10 Addiscombe Chase, Tilehurst, Reading, RG31 6FH**  
**Guide Price £490,000 Freehold**

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Residential Sales & Lettings

- 'T.A. Fisher' built detached house
- Entrance hall with cloakroom
- Separate dining room plus lovely garden room
- 3 bedrooms each with built in wardrobes
- Well tended enclosed Garden

- Tucked away in a sought after cul-de-sac
- Dual aspect 18' living room
- Spacious 18' kitchen/breakfast room
- Modern three piece bathroom
- Driveway parking & garage

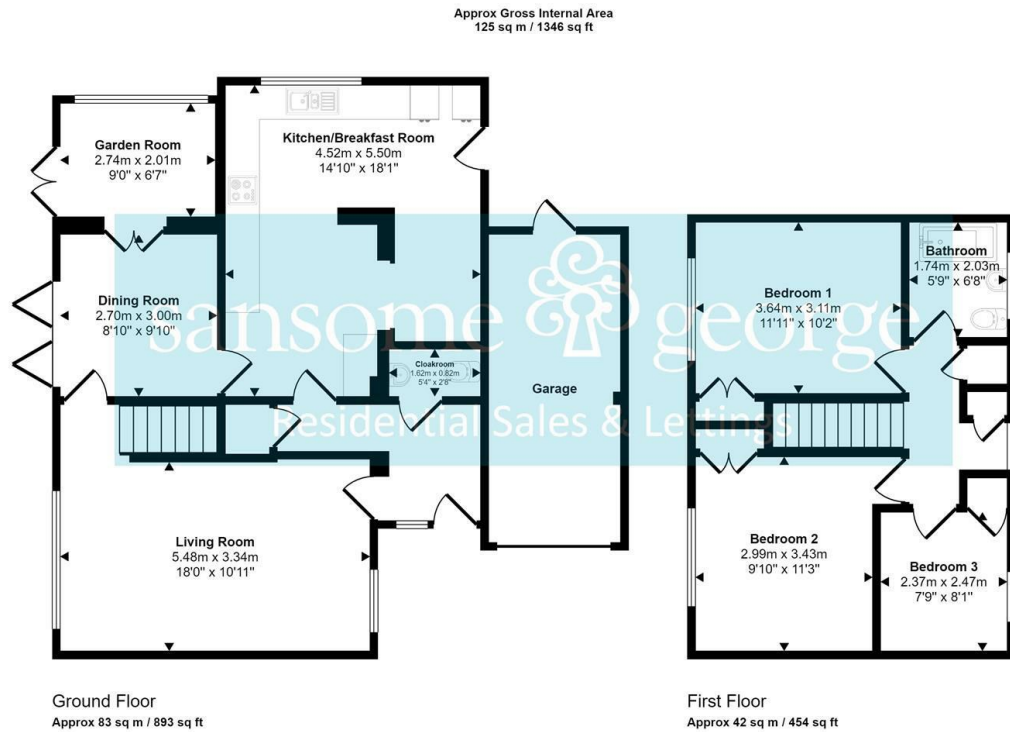
Situated in a desirable cul-de-sac on the western fringes of Tilehurst this 'TA Fisher' built detached house is ideally located close to a host amenities to include popular Primary & Secondary Schools, regular Bus Services, Tesco Express and miles of open countryside are all within minutes walk. Tilehurst Train Station with links to Reading Mainline, London Paddington and Oxford is just over 1 mile away as is the neighbouring village of Purley-on-Thames with a beautiful stretch of the river with meadows.

Having already been subtly extended, this well presented home offers over 1375 sq. ft. (125 sq. m.) of versatile accommodation and complemented by an established rear Garden with patio, lawn and planted flower/shrub beds. Approached via Driveway which gives access to the single garage, and to the front door which opens to an Entrance Hall with built in storage cupboard, handy ground floor cloakroom, a door to the Kitchen and also the dual aspect living room. Stairs rise to the first floor and a door leads through to a dining room with bi-fold doors to the garden, french doors to a lovely garden room also with doors to garden, and also a door to the kitchen/breakfast room. This generous 18' x 14' kitchen is very well appointed with a comprehensive range of units, feature exposed brick wall and courtesy door to a secluded rear courtyard area where a courtesy door leads to the garage. On the first floor, the landing services three well proportioned Bedrooms, each with built in storage and each serviced by a modern bathroom with white suite to include shower/bath with glazed screen and built in vanity unit with inset basin. Other general features to note include UPVC double glazing throughout and gas fired central heating to radiators (n/t).

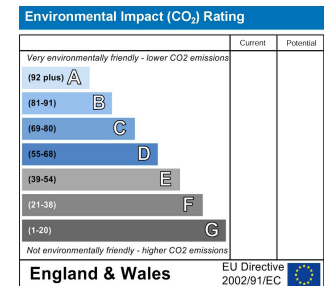
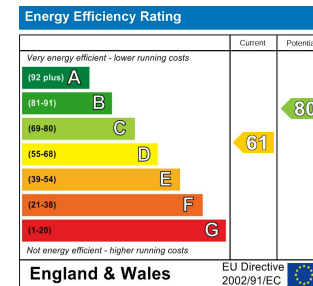
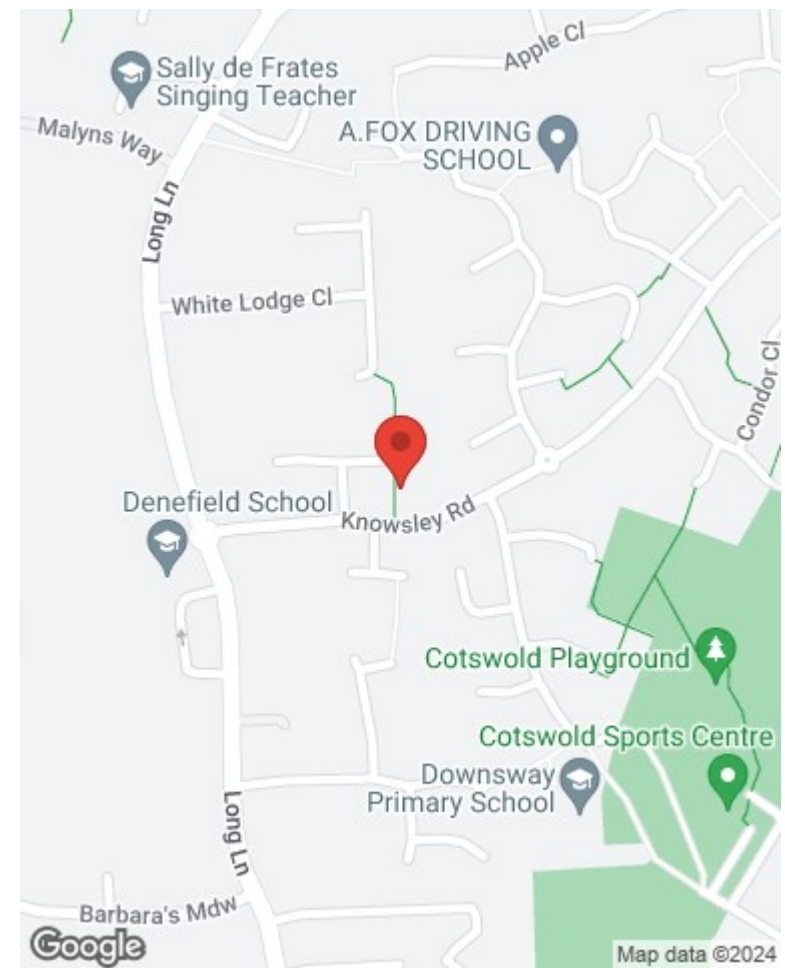
This deceptively spacious and adaptable home in a tucked away position within a well regarded cul-de-sac must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

West Berkshire Council - Band E





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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