



96 Fairway Avenue, Tilehurst, Reading, Berkshire, RG30 4QB
Guide Price £700,000 Freehold

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Residential Sales & Lettings

- Impressive 4 Bedroom Detached Home
- Living & Separate Dining Room
- En Suite Shower Room & Family Bathroom
- UPVC Double Glazed Windows
- Ample Driveway Parking
- Hall, Ground Floor WC & Utility Room
- Kitchen
- Gas Radiator Central Heating
- Double Integral Garage
- Enclosed Rear Garden With gated Side Access

An impressive four bedroom Haddock built detached home, situated in a sought after cul-de-sac close to Calcot Golf Course. The property benefits from easy access to a range of local shops, frequent bus services and Junction 12 of the M4 motorway. There are also excellent primary and secondary schools nearby, while Tilehurst Village is within walking distance and offers a comprehensive range of amenities.

The well presented accommodation comprises an entrance hall, ground floor WC, front aspect living room, separate dining room, kitchen and utility room with access to the rear garden. The staircase gives access to a split level landing leading to four generous sized bedrooms, with an en suite to bedroom one and a family bathroom.

The property benefits from gas radiator central heating and UPVC double glazing throughout.

Externally, the property enjoys a well established and fully enclosed rear garden, featuring a patio area and the remainder mainly laid to lawn, with a variety of established flowers and shrubs. There is also a courtesy door providing access to the integral garage, which benefits from both light and power.

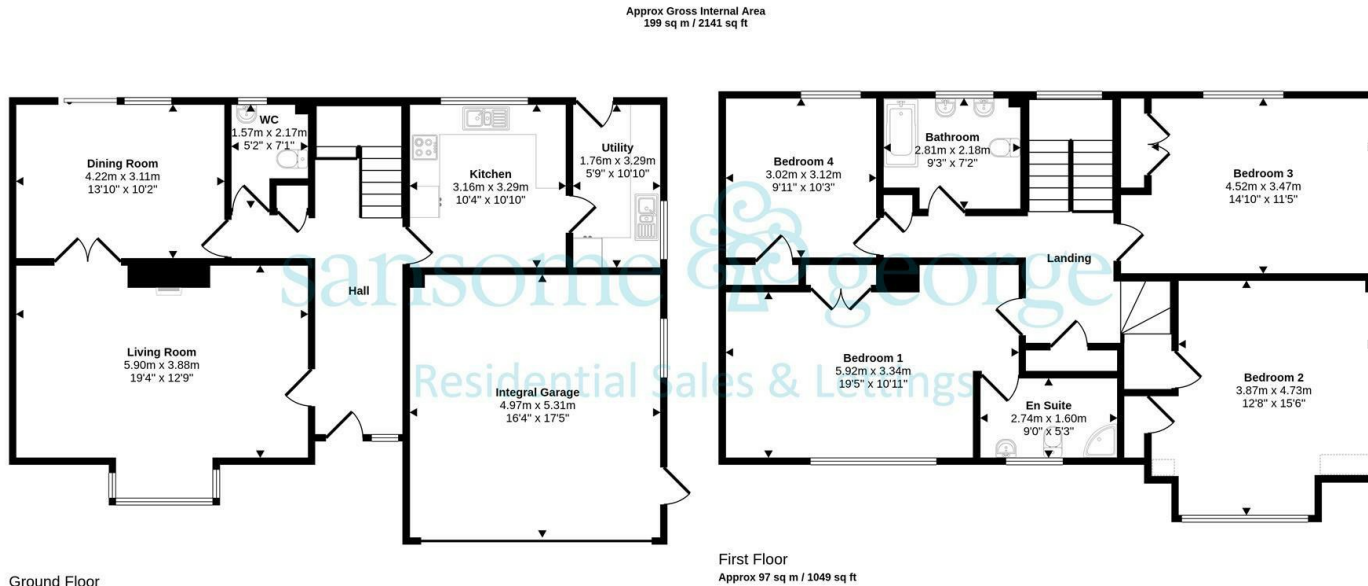
To the front, the driveway provides ample off road parking, with steps leading to a pillared entrance and an elevated front garden.

This attractive family home offers spacious and versatile accommodation, together with a desirable location close to excellent local amenities, schools, transport links and Calcot Golf Course.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

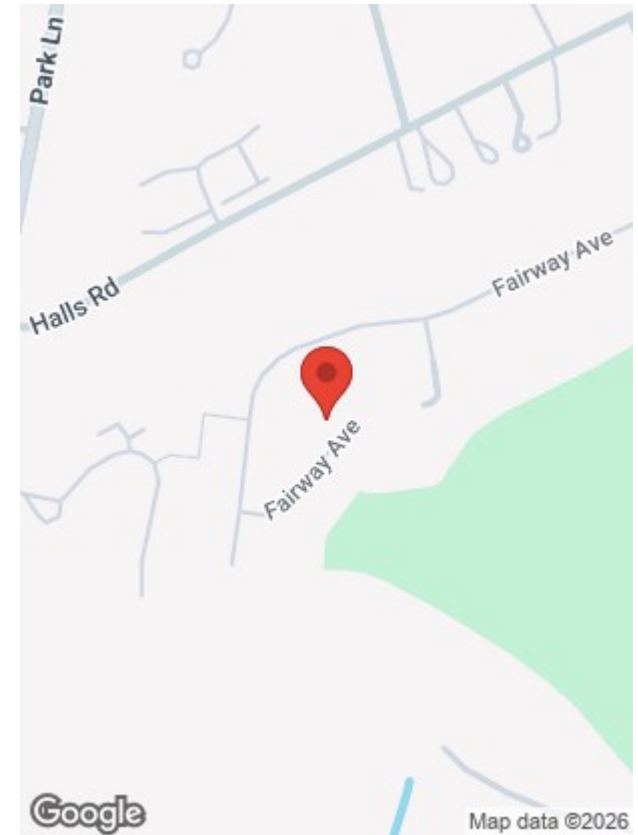
Council Tax Band G - West Berkshire.





Denotes head height below 1.5m

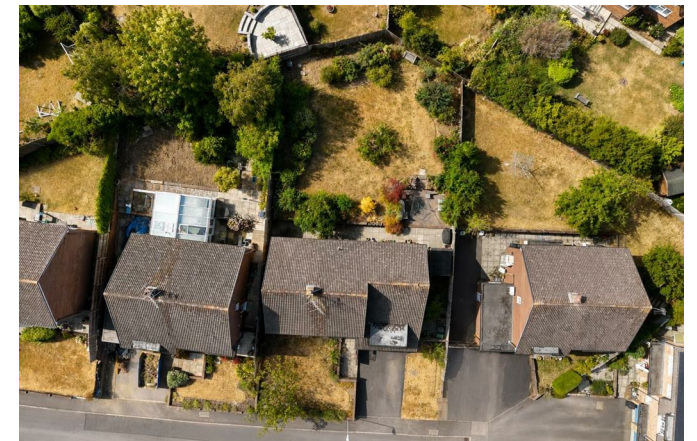
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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