



30 Westwood Road, Tilehurst, Reading, Berkshire, RG31 5PW
£500,000 Freehold

sansome  george
Residential Sales & Lettings

- Impressive 3 bedroom 3 Storey Extended Semi-detached Home
- Spacious Open Plan Kitchen Diner & Snug With Underfloor Heating
- Spacious 4 Piece Family Bathroom
- Gas Radiator Central Heating
- Sizeable Well Maintained Rear Garden With 2 Patio Areas
- Hall, Cloakroom & Ground Floor Shower Room
- Utility Room
- 3 Double bedrooms Over 2 Floors
- UPVC Double Glazing
- Driveway Parking For 2 Vehicles

An impressive three bedroom, three storey extended semi-detached character home located in the very heart of Tilehurst village. Reputable schools, various independent shops and businesses, frequent bus services to Reading town centre and various restaurants are all situated minutes away. Tilehurst train station with excellent links to central London and Oxford along with Junction 12 of the M4 motorway, are also easily accessible for the daily commuter.

Accommodation comprises entrance hall with cloakroom and stairs to first floor landing, front aspect living room with feature bay seating, open plan fitted kitchen diner with a comprehensive range of fitted units with centre island and full width bi-fold doors leading directly onto the rear garden. The ground floor further benefits from a ground floor shower room with WC, utility room and a snug.

The first floor landing, with side aspect window, services two double bedrooms and a spacious four piece family bathroom which includes a shower cubical. In addition, a further staircase leads to a further double bedroom with eaves store and Velux windows.

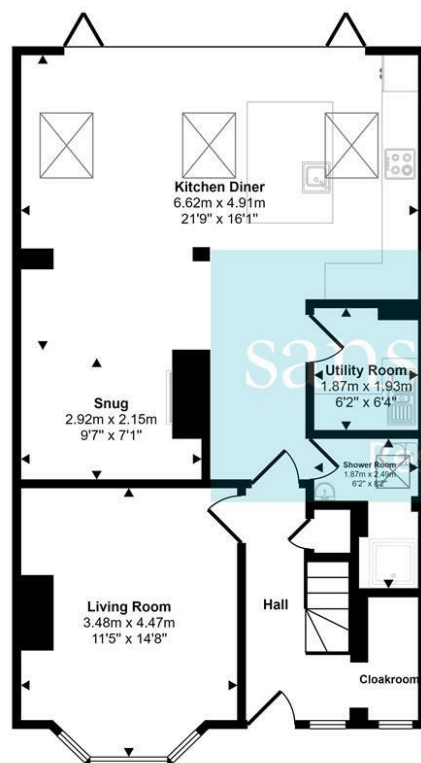
To the front offers a a block paved driveway providing parking for two vehicles side by side. The rear boasts a full width paved patio leading onto an established fully enclosed rear garden, which is mainly laid to lawn and has the added advantage of an additional patio area with shed.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax Band D - Reading Borough Council.



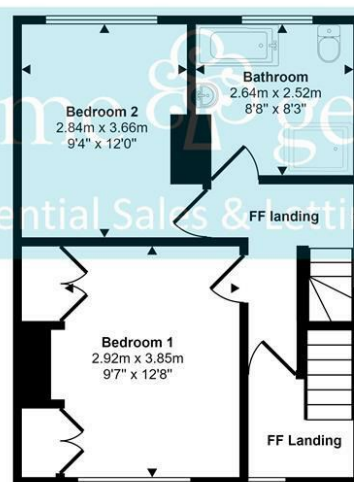
Approx Gross Internal Area
137 sq m / 1477 sq ft



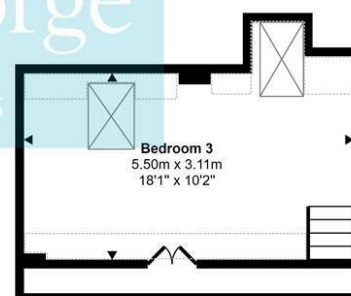
Ground Floor
Approx 74 sq m / 798 sq ft

Denotes head height below 1.5m

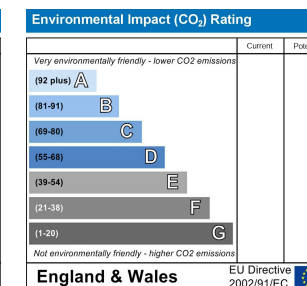
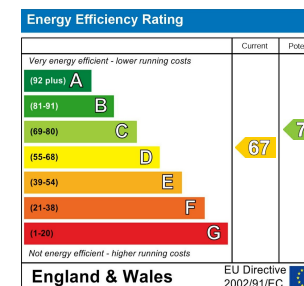
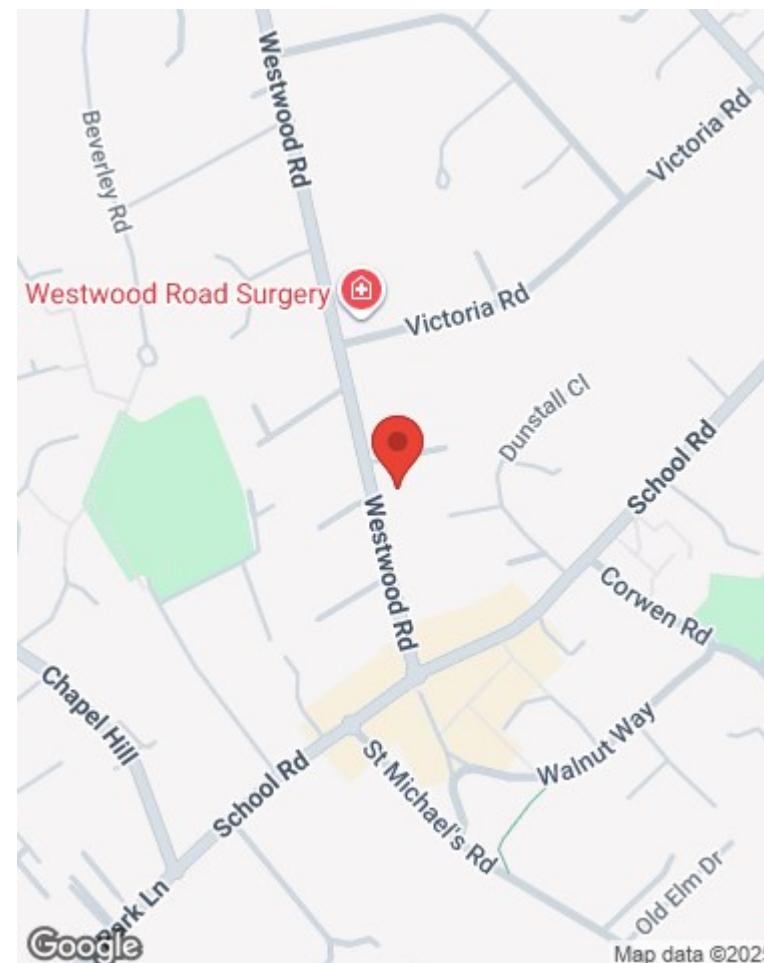
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



First Floor
Approx 42 sq m / 452 sq ft



Second Floor
Approx 21 sq m / 228 sq ft



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