



**13 Foxcombe Drive, Tilehurst, Reading, RG31 5HT**  
**£450,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- 3 Bedroom Haddock Built Semi Detached Home
- Modern Fitted Kitchen
- UPVC Double Glazed Windows
- Sought After Location Near Amenities & Schools
- Attached Garage & Driveway Parking

- Front To Rear Aspect Lounge/Diner
- Re Fitted Bathroom
- Gas Radiator Central Heating
- Enclosed Rear Garden
- Planning Permission Granted For 2 Storey Side Extension

A well presented three bedroom Haddock built semi detached home located in a sought after residential area. Local shops, restaurants, frequent bus services and various highly regarded schools are all nearby. Tilehurst village hosting a wealth of local independent shops and businesses, Junction 12 of the M4 motorway and Tilehurst train station with excellent links to central London are also easily accessible.

Accommodation comprises entrance hall, front to rear aspect lounge diner, modern fitted kitchen, three bedrooms and a refitted dual aspect family bathroom. The property benefits from gas radiator central heating and UPVC double glazed windows.

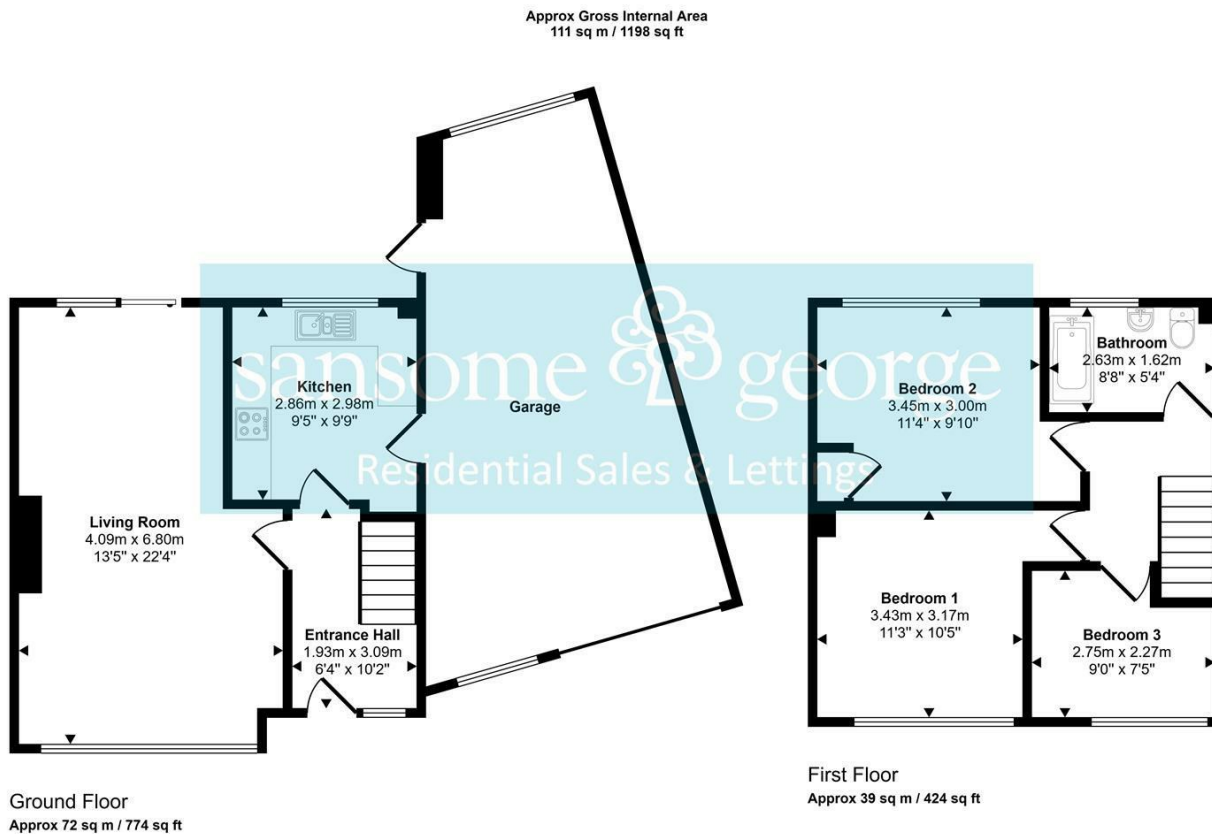
To the front is a small garden area mainly laid to lawn with a shrub border and driveway parking for two vehicles leading to an attached garage with a metal up and over door with light, power and courtesy door leading to the rear garden. To the rear is a well maintained garden, mainly laid to lawn with shrub borders and a paved patio area.

This fine home has the added advantaged of planning permission for a two storey side aspect extension.

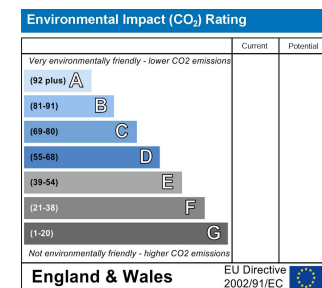
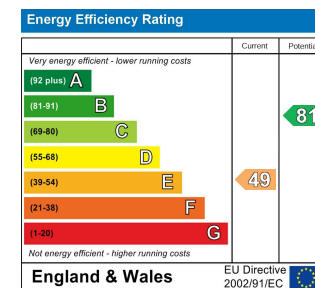
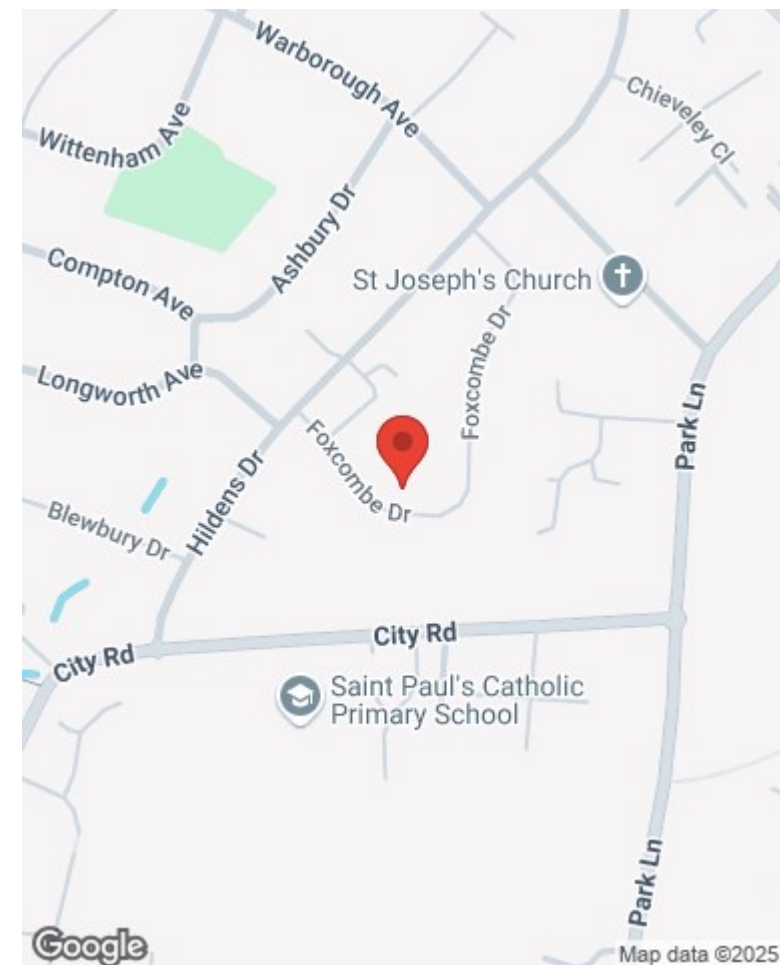
Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax Band D - West Berkshire.





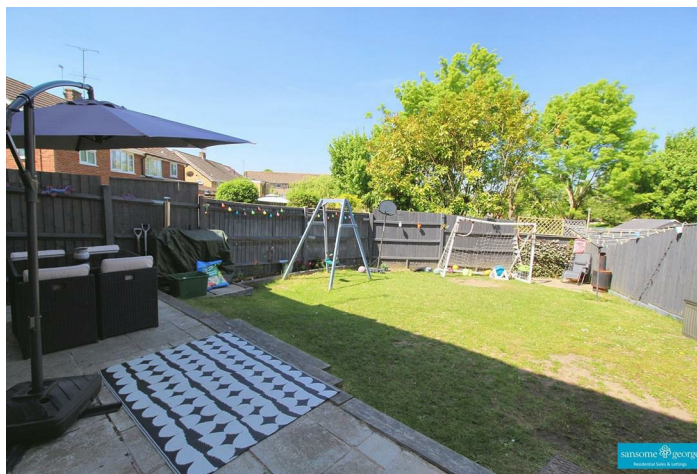
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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