



G.S.

78, Fairway Avenue

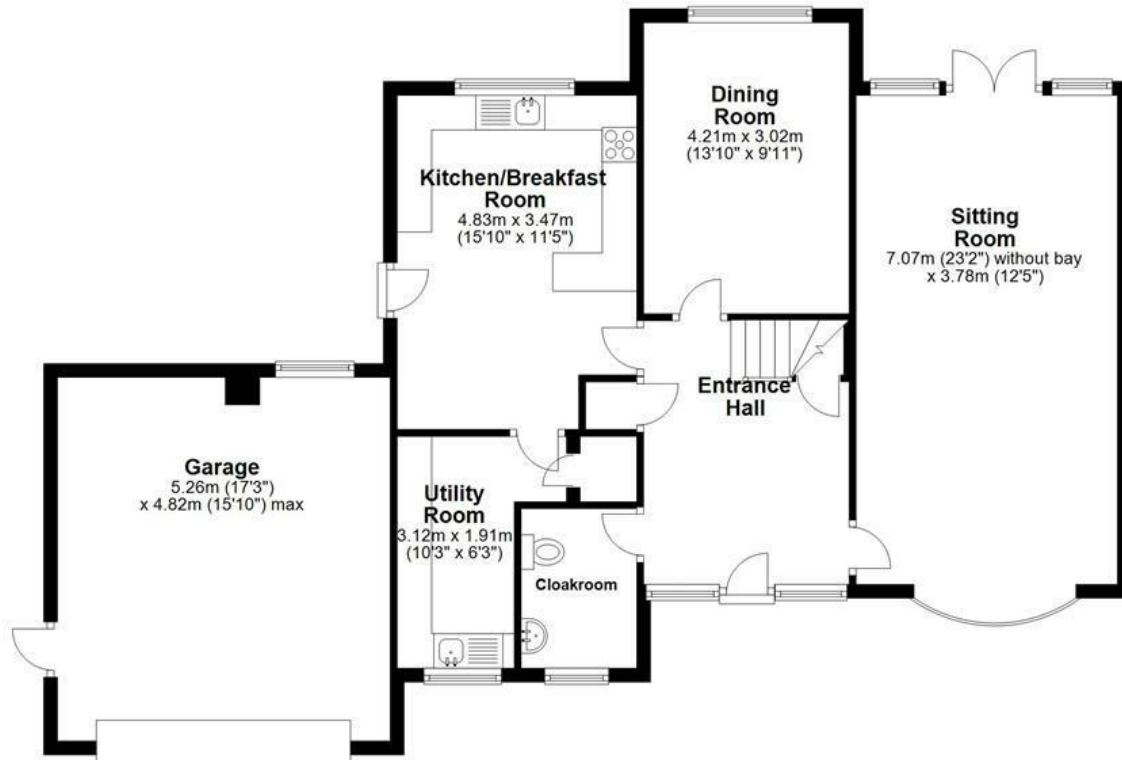
Tilehurst

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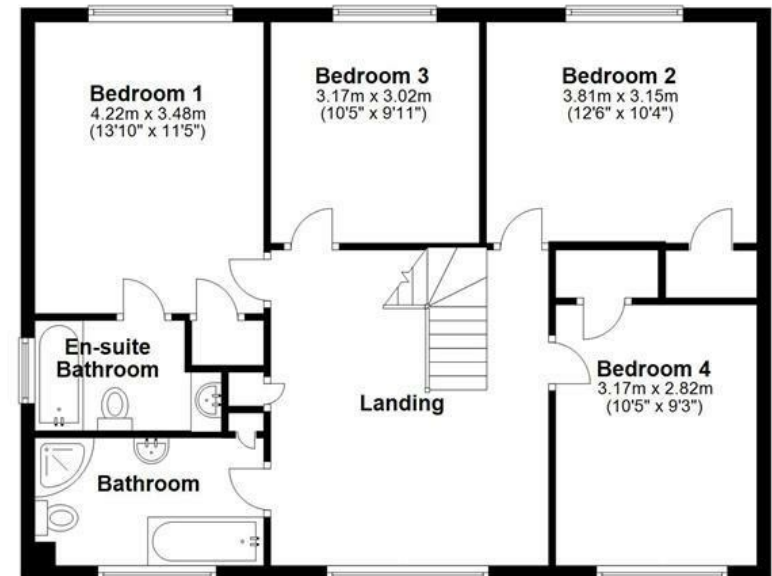
P.W.



### Ground Floor



### First Floor



78, Fairway Avenue, Tilehurst, Berks, RG30 4QB

£725,000

#### Overview

An imposing four-bedroom detached family home, positioned within a highly sought-after location, just off Halls Road which provides well-proportioned living space and is within access of the wide range of facilities that Tilehurst has to offer. The property features a spacious 23' dual aspect living room, a separate dining room, a modern refitted kitchen/breakfast room with a range of integrated appliances plus a utility room and cloakroom. The first floor has a galleried landing along with four bedrooms one of which has an en suite bathroom and a family bathroom. The rear garden is established with a wide range of shrubs and an area of lawn along with a raised patio that offers pleasant garden views. Double garage and off-road parking, internal viewing is highly recommended .

#### Location

The property is located just off Halls road in the popular Fairway Avenue. The property is also well located for Tilehurst village centre with its range of shops, banks, doctors and bus services into Reading town centre and main line station. Tilehurst station and M4 motorway access are also within striking distance.



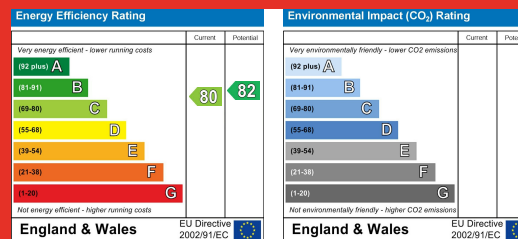




Viewing by appointment only.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.