



68 Fairway Avenue,
Reading

RG30 4QB

£1,200,000

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This much-loved family home is offered to the market for the first time in over twenty years and has been extended, improved and upgraded by the current owners. Large Southerly facing plot of 0.44 acres backing on to Calcot Park Golf Course.



Property overview

This much-loved family home is offered to the market for the first time in over twenty years and has been extended, improved and upgraded by the current owners.

Downstairs the versatile living space currently comprises of entrance hall, dual aspect living room with an open fireplace and French doors leading to the garden room. There is an 18 foot long formal dining room and separate sitting room, kitchen and breakfast areas which are fitted to a very high standard and benefit from views over the rear garden with French doors to the decking area. There is also the added bonus of a utility room and wc.

Upstairs the master bedroom benefits from an en-suite with bath and shower and has a Juliette balcony with lovely views over the rear garden. There are four further good size bedrooms (two of which also have garden views) plus a family bathroom. Internal viewing is highly recommended.

Plot

Southerly facing plot of approximately 0.44 acres.

Garden

The sizeable rear garden which backs on to Calcot Park Golf Course is a fantastic place to unwind, relax and perfect for children to explore and enjoy. There is a raised decking area with ample space for outdoor furniture / barbecues etc. The decking leads onto a large expanse of well tended lawn.

Location

Fairway Avenue is a prestigious road, located just off Halls Road in Tilehurst. Nearby Tilehurst village centre has a comprehensive range of amenities including cafe's, pubs, supermarkets, pharmacies etc. Junction 12 of the M4 is within a few minute's drive, and is also where the Sainsburys supermarket and Ikea retail park are located.

Driveway & Garage

Driveway parking for several vehicles, with enough space for a caravan. The garage is 15ft x19ft, has an up and over

door, light and power, wiring for an electric car charger and rear door to the garden.

Further information

Tenure: Freehold

Local Authority: West Berkshire

Council Tax Band: G - 2022/23 is £3377.66 per annum

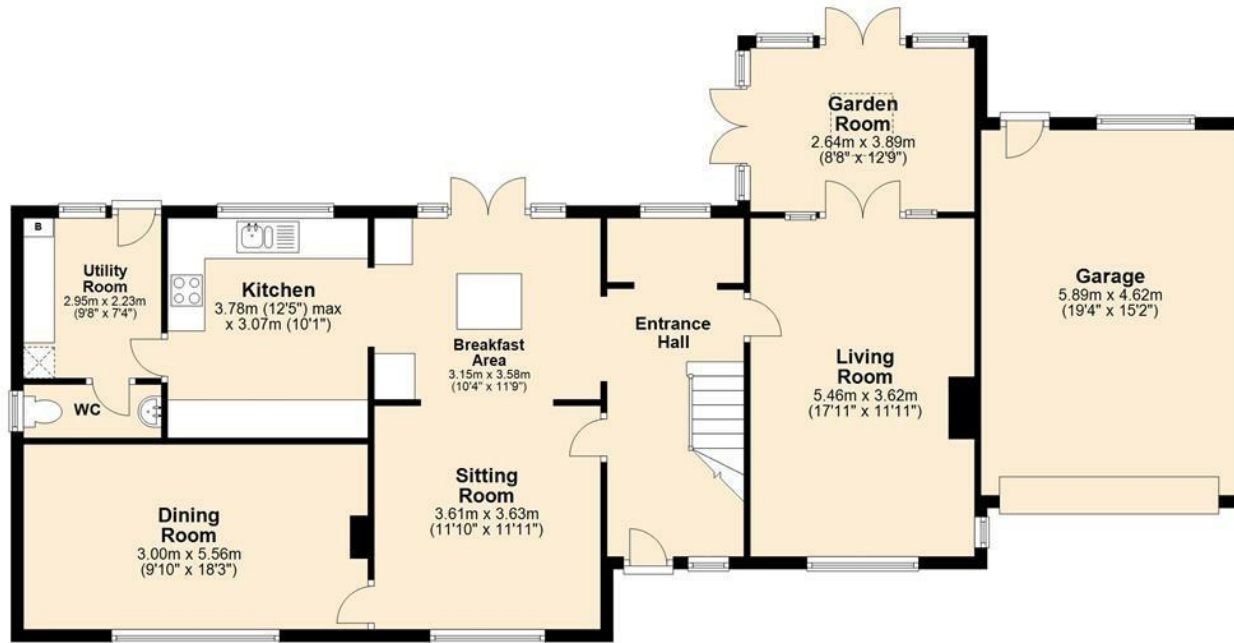
Primary School Catchment: Springfield & St Pauls

Secondary School Catchment: Little Heath





Ground Floor



First Floor



PLEASE NOTE FLOORPLAN IS NOT TO SCALE WITH ROUGH MEASUREMENTS AND IS FOR INFORMATION ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
82-91% A			82-91% A
69-81% B			69-81% B
55-68% C			55-68% C
39-54% D			39-54% D
29-38% E			29-38% E
13-28% F			13-28% F
1-12% G			1-12% G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73	81
			England & Wales
			EU Directive 2002/91/EC