

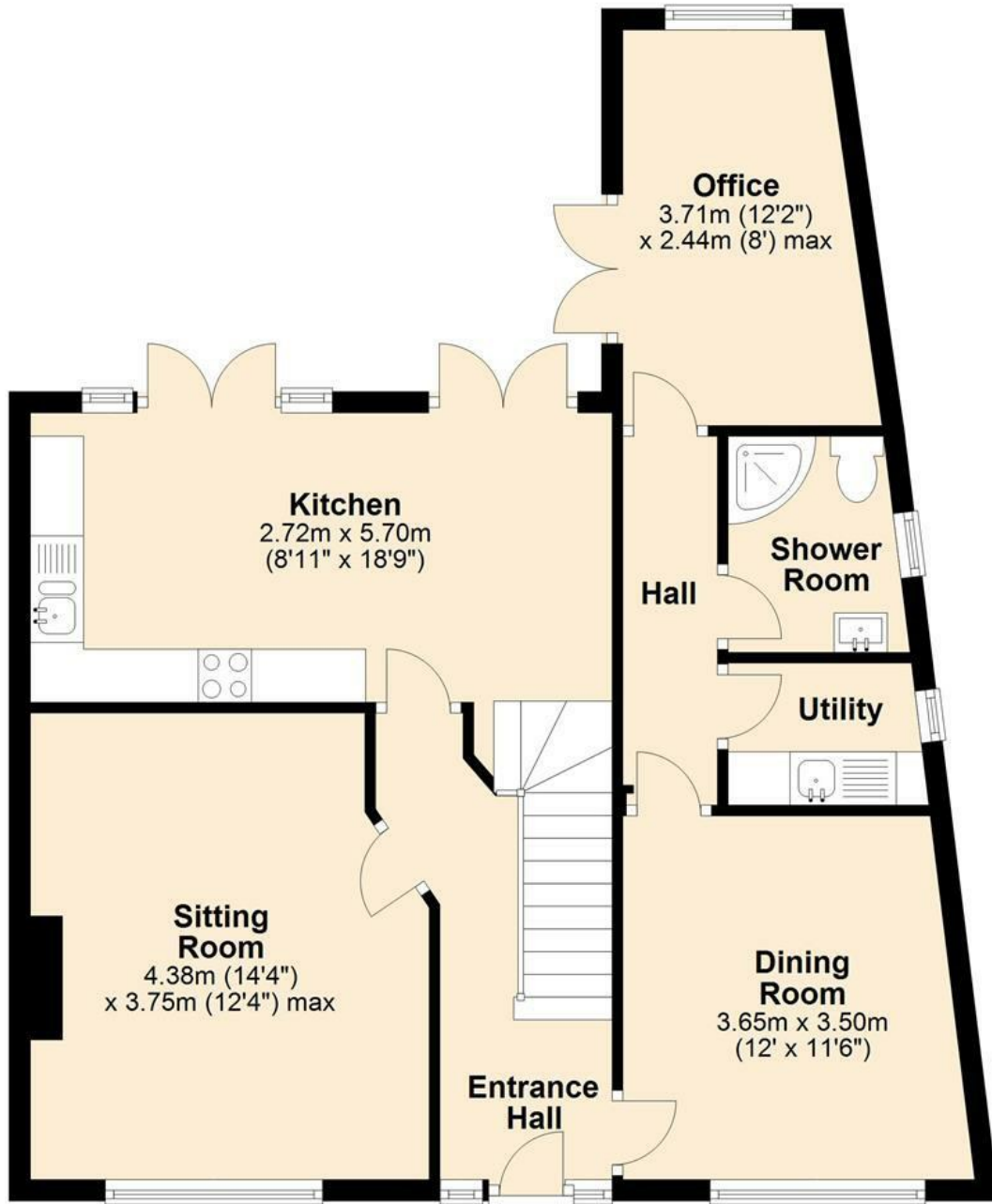


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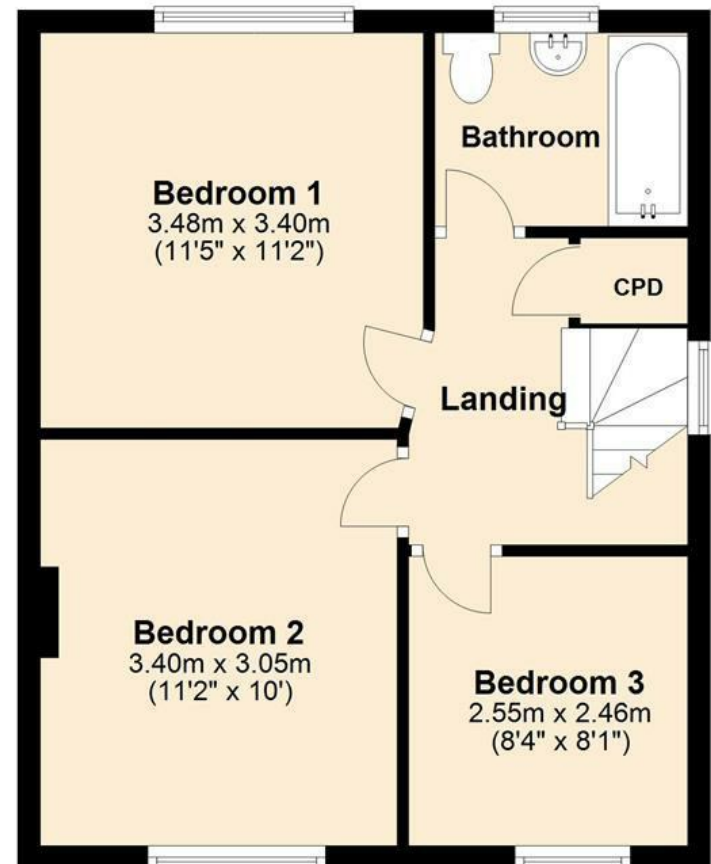
48, Fairway Avenue

www.patrickwilliams.co.uk

Ground Floor



First Floor



48, Fairway Avenue, READING, RG30 4QA

£435,000

This exceptional 3/4 bedroom family home offers versatile accommodation and is set in a lovely Cul De Sac setting, backing directly onto the woodland of Calcot Park golf course. EPC Rating is awaited.

Overview

This exceptional 3/4 bedroom family home offers versatile accommodation and is set in a lovely Cul De Sac setting, backing directly onto the woodland of Calcot Park golf course. Beautifully presented throughout, the ground floor extension is particularly flexible and consists of a bedroom four/family room, shower room, utility room, and home office overlooking the garden. In addition, there is a stylish, refitted 18' kitchen with a range of integrated appliances and French doors opening to the garden plus a separate living room. Upstairs is a modern refitted bathroom suite and three bedrooms. Outside there is ample driveway parking and to the rear is a large, private and beautifully maintained garden. Viewing is highly recommended.

Location

Fairway Avenue is a lovely, tucked away position yet is within easy reach of Tilehurst's comprehensive village centre and is only a few minutes drive from junction 12 of the M4.

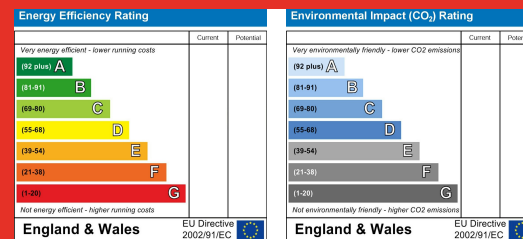




Viewing by appointment only.

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Consumer Protection from Unfair Trading Regulations 2008.

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.