



## Thirlmere Avenue, Tilehurst, RG30 6XJ

Offers Over £325,000



Thirlmere Avenue - Offered new to the market this three bedroom end of terrace house for sale. The property benefits from kitchen/breakfast room, lounge/diner, three bedrooms, bathroom, (approx 100' S/W facing rear garden, off road parking for 1 car and additional street parking, double glazed, and cavity wall insulation. Located within a 0.9 mile walk to Tilehurst Station, 0.5 miles to Waitrose Supermarket, 0.2 miles to the local bus stop and 1.2 miles to Tilehurst Village. Council tax band C.

A note from the seller - This has been a truly great place to live — the perfect balance of convenience and tranquillity. The town centre can easily be reached by a short drive, bus ride, or leisurely walk along the Thames. In the local area, amenities are close by with some great restaurants, supermarkets, train station, gym, and climbing centre all within walking distance. The house itself feels wonderfully peaceful, with a garden sanctuary full of birds, a sunny patio and on the hottest days, plenty of shady spots to chill. It's easy to forget just how close you are to town! The garden is backed by McIlroy Park, and we love the beautiful views across Reading and the surrounding countryside. Simply a lovely spot to live!

- Three bedrooms
- Off road parking
- Double glazed
- Cavity wall insulation
- Approx. 100' SW facing garden
- Backing onto McIlroy Park

