



53 Silchester Road, Southcote, Reading, Berkshire, RG30 3EJ
Guide Price £475,000 Freehold

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Residential Sales & Lettings

- Modestly extended End of Terrace House
- Garage and Off Road Parking
- 12'7" x 10'10" versatile Family Room
- 21' high spec Kitchen/Breakfast Room
- 4 'double' Bedrooms, 2 En-suite Shower Rooms
- Superbly presented throughout
- Good sized Rear Garden
- 20' x 17' Living Room
- Ground Floor WC & separate Utility Room
- UPVC double glazing and GRCh (n/t)

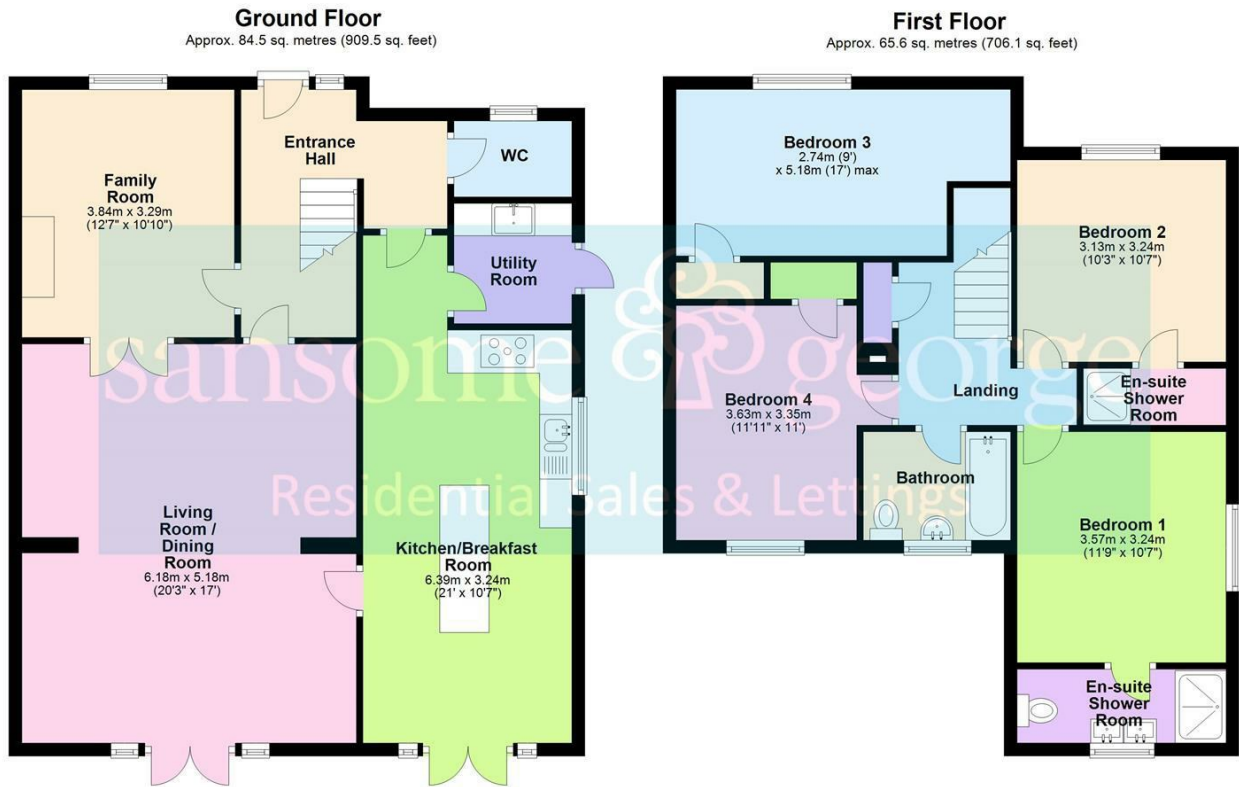
This modestly extended and beautifully presented Semi Detached House ideally located in the popular Southcote area of Reading and hence is within close proximity of a host of amenities to include regular Bus Services, well regarded Primary & Secondary Schools, Prospect Park, The Holy Brook and River Kennet with meadows. Local Shops, Supermarkets, Pubs, Restaurants and The Meadway Precinct with Gym are all also conveniently within minutes walk. Reading Town Centre with Mainline Train Station is approximately 2 miles to the east and the M4 also approximately 2 miles commute by car via the A4 Bath Road.

Having been subject to vast improvement in 2009 and tastefully extended in 2019, this deceptively spacious home offers well proportioned and beautifully presented home is complemented by a good sized rear Garden with Garage and Driveway at the bottom. Positioned on a corner plot with accommodation totaling over 1615 sq ft (150 sq m), the property is approached via lawned frontage surrounded by established hedging with path leading to the Front Door. Opening to the Entrance Hall, a staircase rises to the First Floor and doors to a front aspect Family Room with double doors opening to the generous 20' x 17' Living Room with rear aspect French Doors and roof sky light. A door leads to a superb dual aspect contemporary fitted Kitchen/Breakfast Room which includes central Island unit incorporating Breakfast Bar and integrated appliances to include 4 Bosch electric ovens (2 with microwave function), Neff dishwasher and Bosch induction hob with extractor hood over plus a central Island and also boasting French Door to the Rear Garden. There is also a handy separate Utility Room with side aspect courtesy door and also a useful ground floor Cloakroom (requires basin and WC). On the First Floor, the central Landing services all 4 'double' Bedrooms and a modern Bathroom. Both Bedrooms 1 and 2 feature En-suite Shower Rooms (Bedroom 2 requires basin and WC) and Bedrooms 3 and 4 both offer built in wardrobes. Other noteworthy features of this outstanding property include UPVC double glazing and gas fired central heating to radiators.

Outside, the level rear Garden is laid mainly to lawn with an established apple tree. Enclosed by wooden fencing, there is a secure gate leading to the front Garden and double opening gates at the bottom opening to off road Parking and leading to single detached Garage.

For more information or to arrange to view this fantastic property, please contact Sansome & George Estate Agents.





Total area: approx. 150.1 sq. metres (1615.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
82-91 (A)	82-91 (A)	10-15 (A)	10-15 (A)
71-81 (B)	82-91 (A)	16-20 (B)	10-15 (A)
62-70 (C)	71-81 (B)	21-25 (C)	16-20 (B)
53-61 (D)	62-70 (C)	26-30 (D)	21-25 (C)
44-52 (E)	53-61 (D)	31-35 (E)	26-30 (D)
35-43 (F)	44-52 (E)	36-40 (F)	31-35 (E)
26-34 (G)	35-43 (F)	41-45 (G)	36-40 (F)
1-25 (Not energy efficient - higher running costs)	26-34 (G)	46-50 (Not environmentally friendly - higher CO ₂ emissions)	41-45 (G)
England & Wales	74	England & Wales	83
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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