



**9 Sona Gardens, Tilehurst, Reading, RG30 6BE**  
**£550,000 Freehold**

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Residential Sales & Lettings

- Detached House built 2015
- Southerly aspect level Rear Garden
- Entrance Hall with Cloakroom
- Modern fitted Kitchen/Diner
- Bedroom 2 with En-suite Shower Room

- 'Tucked Away' Mews setting
- Driveway Parking for 2 Cars
- Dual aspect Living Room
- Fantastic Main Bedroom Suite on 2nd Floor
- 2 further 'good sized' Bedrooms

A beautifully presented modern Detached house ideally positioned in a 'tucked away' yet convenient location in the heart of Tilehurst Village and hence within minutes level walk from a range of services and amenities. A 24/7 bus service into Reading Town Centre is within 500 yards and Tilehurst Train Station (Reading Main Line, Paddington, Oxford) is just away. There is also good access to Nurseries and Schools as well as green spaces to include Arthur Newbery Park.

Set towards the bottom of a tucked away cul-de-sac forming a small exclusive 'mews' development, built in 2015 and lovingly maintained since by the current owners, this deceptively spacious home of over 1420 sq. ft. (132 sq. m.) with well planned accommodation of generous proportions arranged over 3 stories. The front door opens to a central Entrance Hall with practical engineered wood flooring, stairs rising to the First Floor and doors to a Cloakroom, Kitchen/Diner and the 19'10" dual aspect Living Room with feature 'Box Bay' window. The engineered wood flooring continues into the triple aspect Kitchen/Diner which is fitted with a comprehensive range of modern units with ample solid wood work tops and a complement of integrated appliances. Open plan to the Dining area, the side aspect window look to the Driveway and rear aspect French doors open out onto the Patio and Rear Garden. The First Floor Landing has stairs continuing to the second floor and also a built in airing cupboard (housing non-vented pressurised hot water cylinder). A large rear aspect feature portrait window floods the Landing with light and doors open to 3 good sized Bedrooms and modern three piece Bathroom. Bedroom 2 benefits from a En-suite Shower Room. A fantastic Main Bedroom suite occupies the second floor. With vaulted ceiling, large rear aspect 'Velux' window and a feature front aspect gable window, this desirable suite boasts a spacious Bedroom Area and a separate 'Walk-Thru' wardrobe which leads to a rear aspect Shower Room.

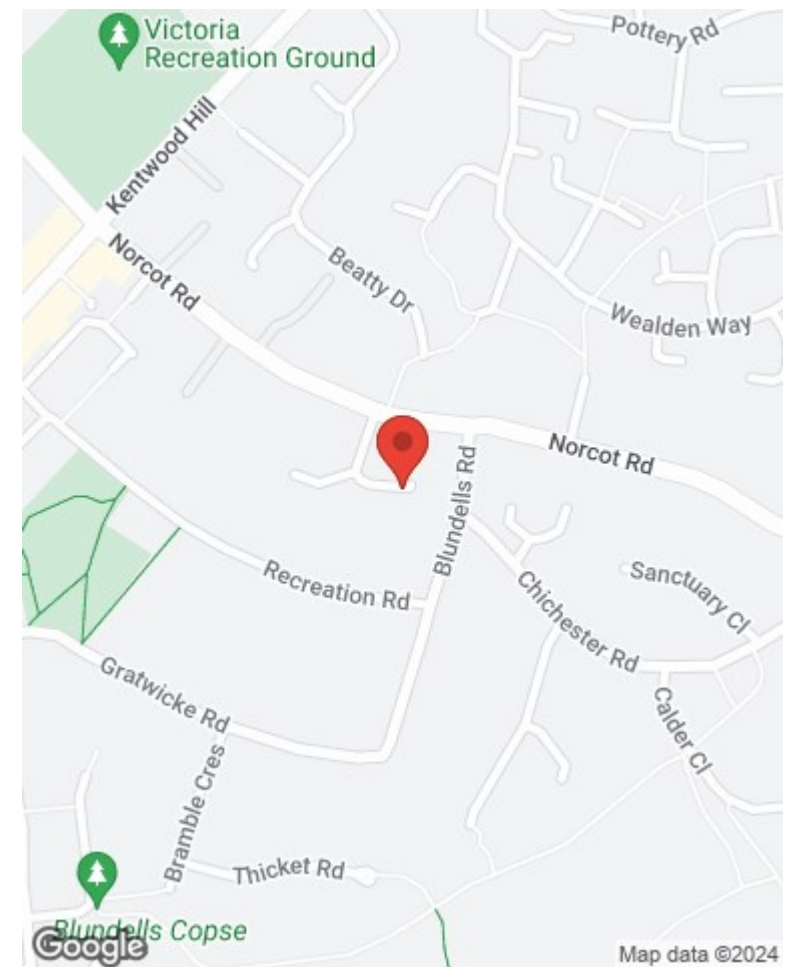
Outside, this superb home is complemented by a well tended Rear Garden which enjoys a favoured predominant southerly aspect and is enclosed by wooden fencing and brick walls. A paved Patio spans the rear of the property and adjoins a level lawned garden with shrub beds and garden shed. A useful gate leads to the side of the property where a block paved driveway provides parking for 2 cars. No onward chain complications.

This excellent, attractive and efficient property must be seen to be appreciated and is an opportunity not to be missed. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.





Total area: approx. 132.0 sq. metres (1420.6 sq. feet)

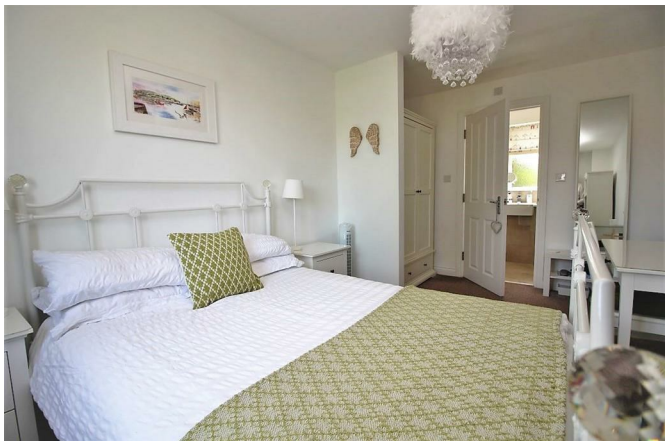


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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