



15 Goldcrest Way, Tilehurst, Reading, Berkshire, RG31 4ZG
Offers In Excess Of £416,000 Freehold

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Residential Sales & Lettings

- 3 bedroom semi detached house
- Private rear garden
- Rear aspect Sun room
- Modern 3 piece bathroom Suite
- Gas radiator central heating

- Detached single garage
- Large living room
- Fitted kitchen
- Separate downstairs WC
- UPVC double glazing

A Stunning and highly sought after 3 bedroom Semi Detached House situated on a favoured residential address within close proximity of local Shops, reputable Primary & Secondary Schools and numerous regular Bus Services. Tilehurst Village Centre is approximately 10 minutes walk and both Reading Town Centre and Junction 12 of the M4 Motorway are each within 4 miles hence a simple commute.

This beautifully presented property is approached via open frontage, laid to lawn with driveway providing Parking for several vehicles and access to the detached Garage. The Front door opens to Entrance Hall with WC and access to the front aspect fitted kitchen with stairs rising to the First Floor and door to the exceptional 18' by 14'8 living area leading to the Rear Aspect Sun room. On the First Floor, the side aspect Landing gives access to 2 'double' Bedrooms and one single bedroom which are serviced by a newly fitted bathroom.

Outside, to the rear your private garden features a patio area spanning the width of the property onto laid lawn. The garden space also benefits from a secure side access leading to the front of the property and the garage. Offered to the market in 'turn key' condition, this home boasts high quality specification and finish throughout, complemented by double glazed windows and gas fired central heating to radiators, this sought after property needs to be viewed to be fully appreciated.

West Berkshire Council - Band D

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.

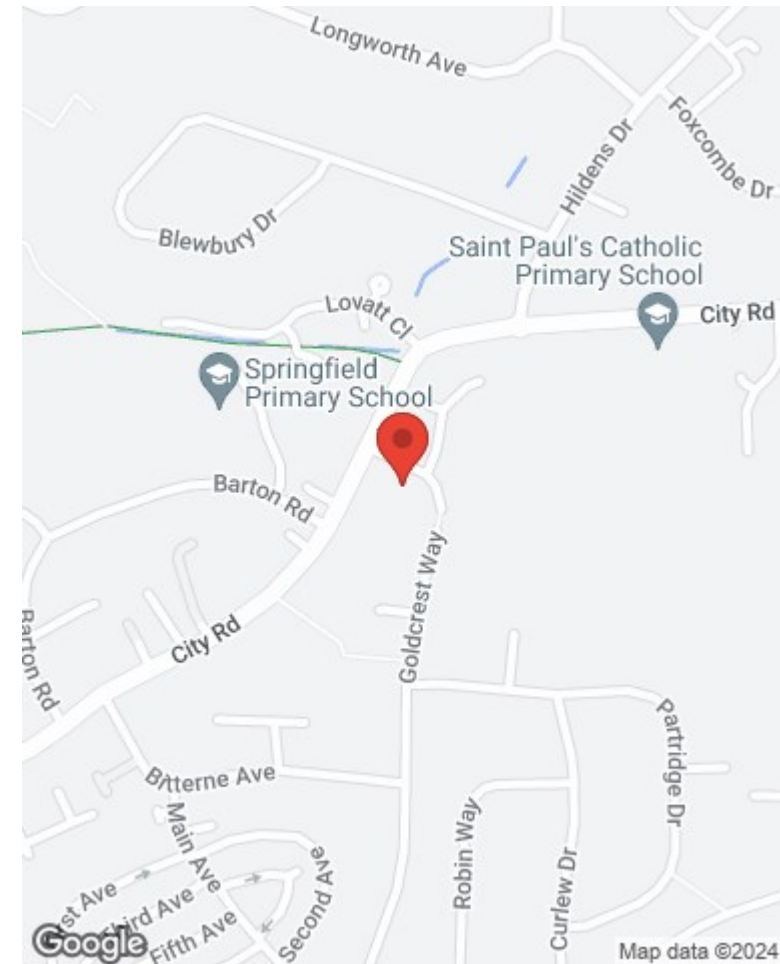




Ground Floor
 Approx. 61.0 sq. metres (656.4 sq. feet)

First Floor
 Approx. 37.5 sq. metres (404.0 sq. feet)

Total area: approx. 98.5 sq. metres (1060.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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