



49 City Road, Tilehurst, Berkshire, RG31 4HA
Guide Price £625,000 Freehold

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Residential Sales & Lettings

- Four Double Bedroom Detached house
- Southerly Aspect Rear Garden
- Separate WC
- En-suite To Bedroom 1
- Gas Radiator Central Heating

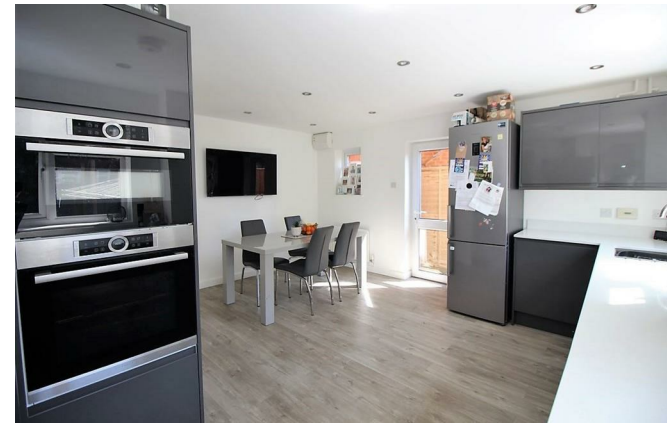
- Integral Double Garage
- Open Plan Modern Kitchen/ Diner
- Study/ Family room
- Superb South Facing Garden
- UPVC Double Glazing

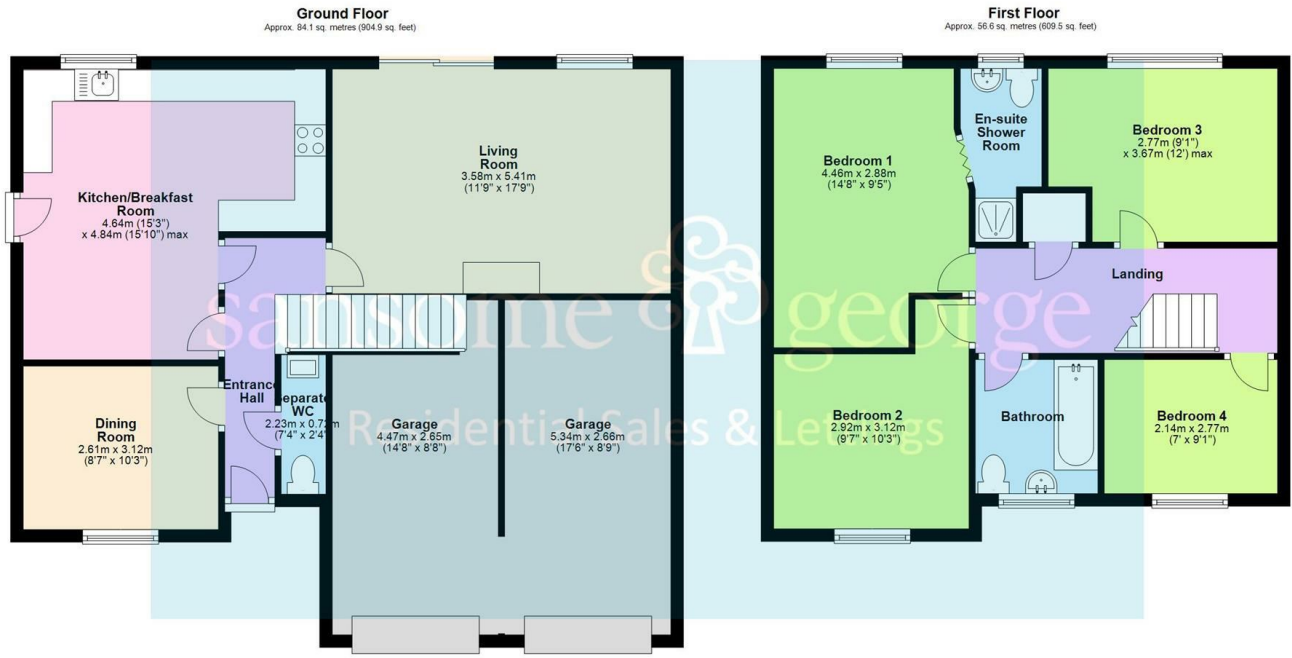
An impressive four bedroom detached home located in the sought after Little Heath school catchment area, ideally located within minutes walk of playing fields leading to open countryside as well as local convenience stores, pubs, take aways and regular bus services, the property is also a 2 mile commute by car to Junction 12 of the M4 Motorway. The property is fortunately located with favoured primary & secondary schools nearby and approximately 10 minutes walk from Tilehurst village with a further range of amenities.

Ground floor accommodation comprises of an entrance hall with stairs rising to the first floor, ground floor cloakroom, 17' living room with UPVC doors leading to patio area, study/ family room, modern fitted L shaped kitchen breakfast room with integrated appliances. The first floor offers four well proportioned bedrooms featuring an en suite shower room to bedroom one and a modern family bathroom. Further benefits include gas radiator central heating and double glazed windows. The exterior provides ample driveway parking for several vehicles, integral double garage with light and power, landscaped fully enclosed southerly aspect rear garden mainly laid to lawn, patio area, decking area and gated side access. No onward chain complications.

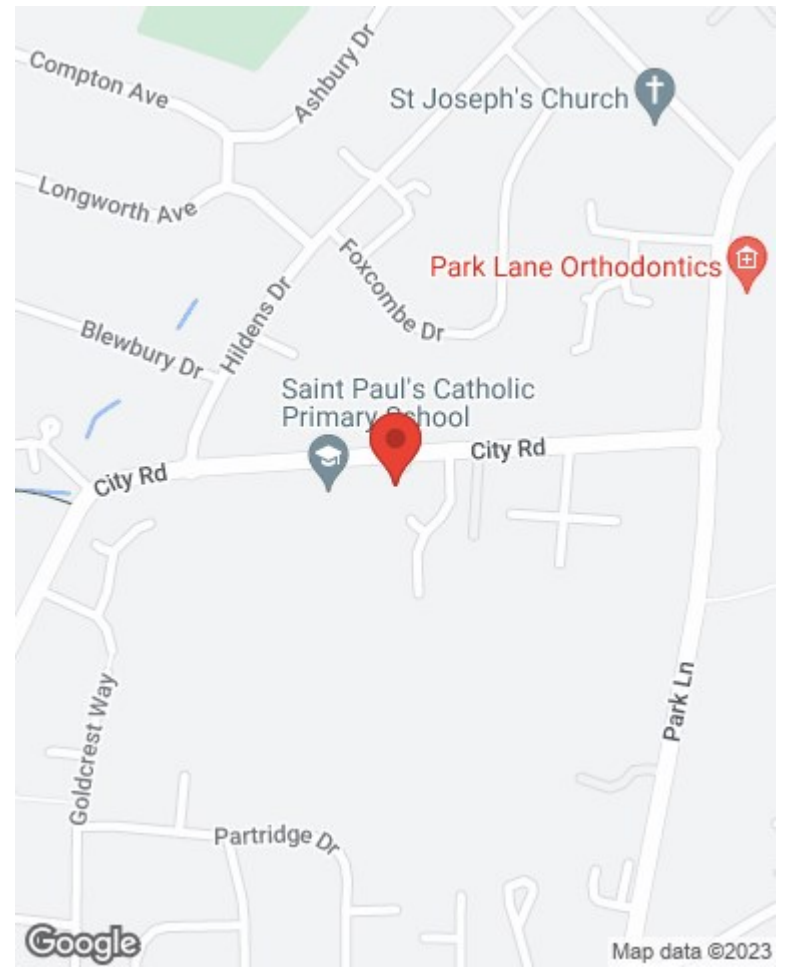
Please contact Sansome & George estate agents to discuss this excellent property in more detail or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band E





Total area: approx. 140.7 sq. metres (1514.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Misrepresentation and Misdescriptions Acts
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