



**10 Laurel Drive, Tilehurst, Reading, RG31 5DY**  
**Guide Price £550,000 Freehold**

**sansome  george**  
Residential Sales & Lettings



- Extended Detached House
- Well regarded residential address
- Corner plot position
- 4 Reception Rooms
- 4 Bedrooms
- No 'onward chain' complications
- Sought after school catchments
- Driveway and Double Garage
- Kitchen and Utility Room
- 4 piece Bathroom and En-suite to Bedroom 1

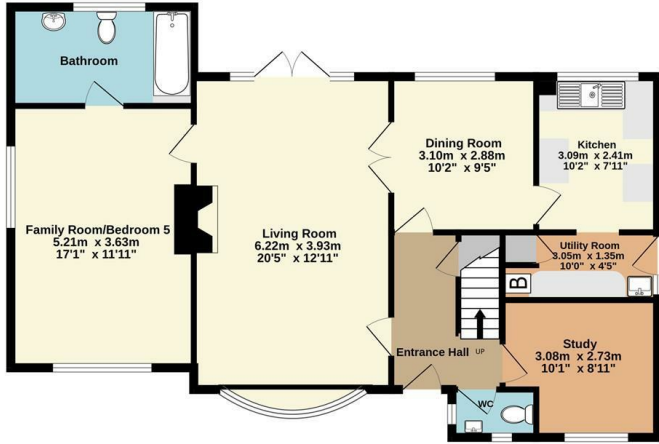
Requiring comprehensive updating throughout this extended detached house with double garage is offered to the market with no 'onward chain'. Located on a corner plot in a desirable address, the property is within the sought after Birch Copse primary and Little Heath secondary school catchments as well as being with a short walk of local shopping parade, playing fields and open countryside and frequent bus services. Tilehurst Village with all amenities is approximately one mile and Reading Town Centre or the M4 motorway are east within 4 miles.

Offering superb potential for a new owner to adapt and update to their taste and needs, this spacious property of 1551 sq. ft. (144 sq. m.) features driveway parking to the side which accesses a detached double Garage and also features gardens to the front, side and rear. Generous and versatile internal accommodation comprises Entrance Hall with Cloakroom, stairs to First Floor services and doors to front aspect Study, dual aspect 20' Living Room and rear aspect Dining Room with double doors interlinking the Living Room plus access to rear aspect Kitchen and in turn a handy Utility Room. A versatile dual aspect Family Room/Bedroom 5 with adjoining rear aspect Bathroom is also accessed from the Living Room. On the First Floor, a central Landing has doors to 4 Bedrooms and a 4 piece Bathroom to include main Bedroom with En-suite Shower Room.

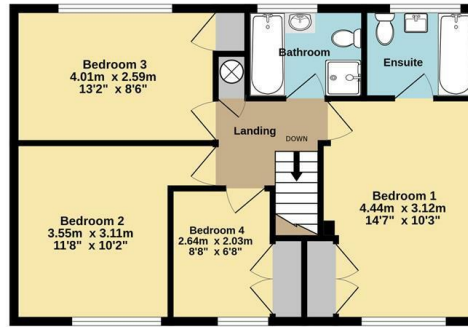
Please contact Sansome & George Estate Agents to discuss this exciting opportunity in more detail or to arrange a viewing appointment at your earliest convenience.



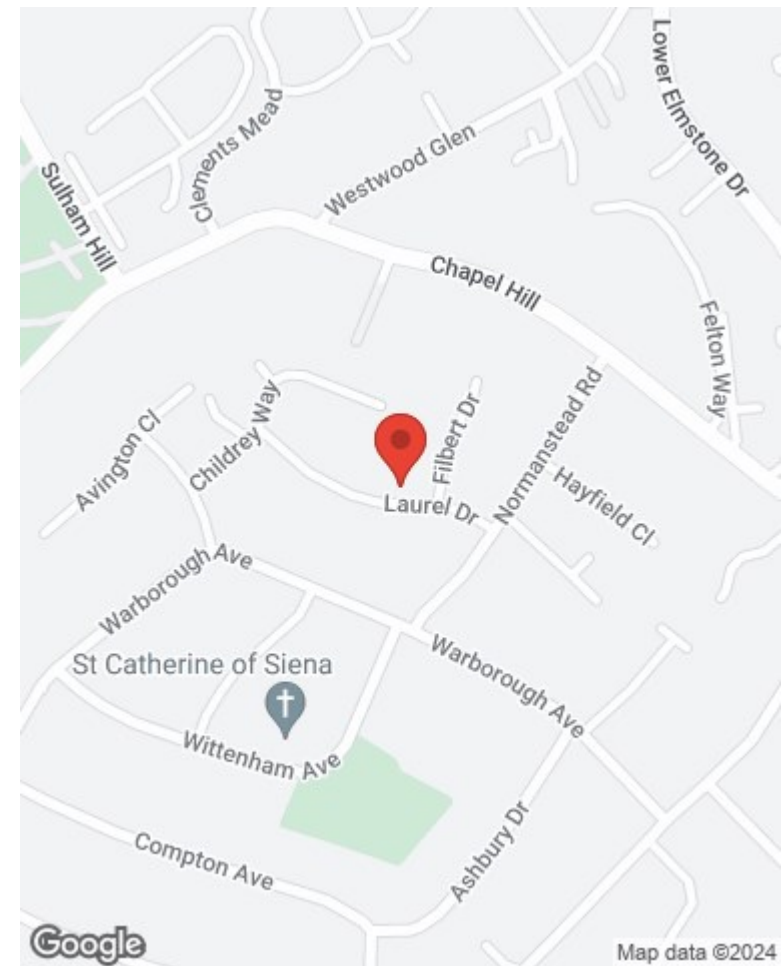
GROUND FLOOR  
86.8 sq.m. (934 sq.ft.) approx.



1ST FLOOR  
57.3 sq.m. (616 sq.ft.) approx.



TOTAL FLOOR AREA: 144.1 sq.m. (1551 sq.ft.) approx.  
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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	62	81

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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