



sansome  george

19 Hardwick Road, Tilehurst, Reading, RG30 4LH  
Guide Price £490,000 Freehold

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Residential Sales & Lettings



- Modestly extended Semi Detached House
- Ample driveway parking
- Dual aspect Living Room
- Utility Room and ground floor Shower Room
- 4 piece family Bathroom

- Versatile accommodation with option of 6 Bedrooms
- Larger than average Rear Garden with studio and 2 sheds
- Modern fitted Kitchen
- 4 'double' first floor Bedrooms
- UPVC double glazing and gas fired central heating to radiators (n/t)

This modestly extended Semi Detached House is truly spacious and versatile offering flexible accommodation to suit a variety of needs and circumstances and could easily be adapted to provide a self contained Annexe (subject to consents). Local shops, reputable Schools, parks, woodland and Playgrounds plus regular Bus Services into Tilehurst Village and Reading Town Centre all being conveniently located within very close proximity.

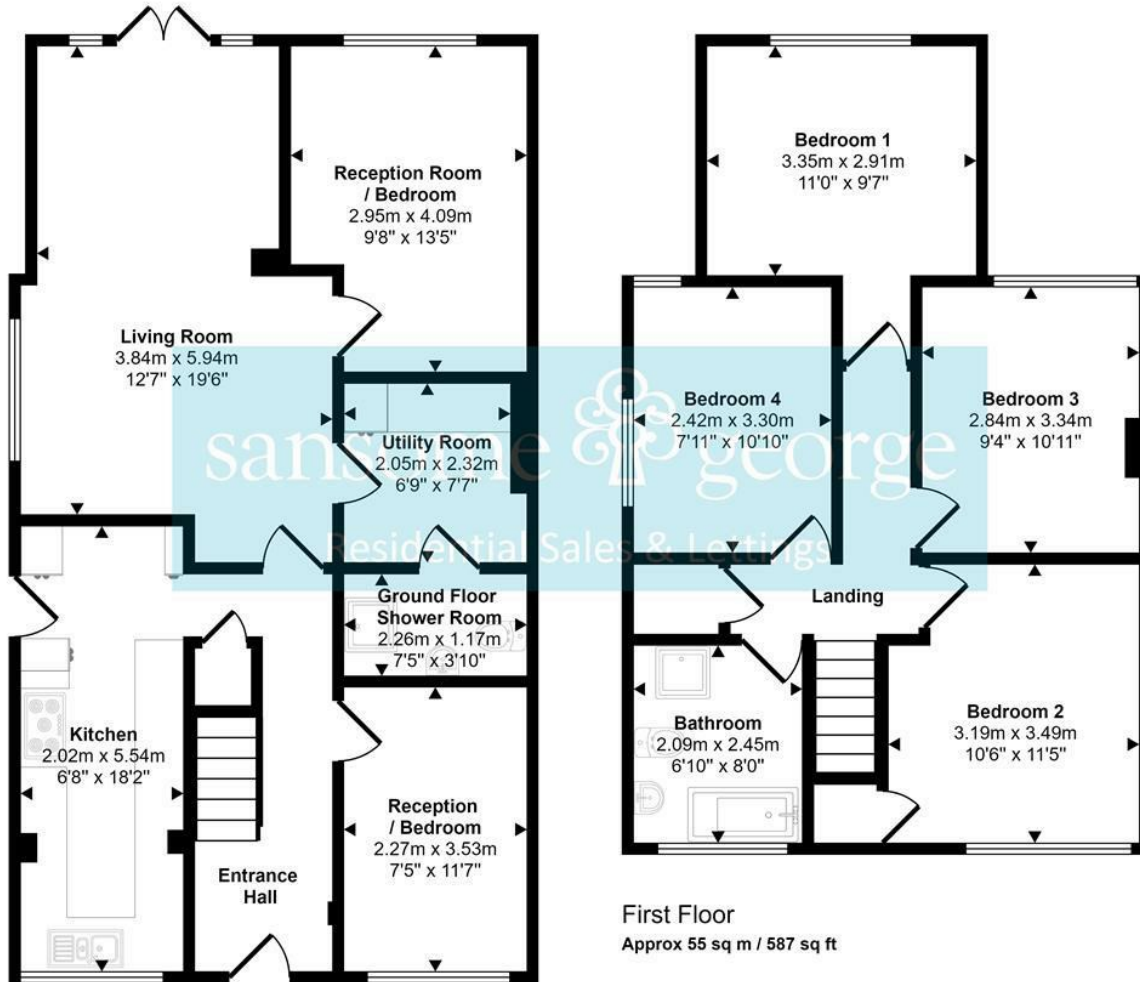
Approached via ample open driveway providing parking for at least 6 cars and useful gated side access to the Garden. The Front Door opens to an entrance hall where stairs rise to the first floor and doors open to a front aspect reception room (currently used as a bedroom), a front aspect modern fitted Kitchen and a dual aspect living room with French Door to the rear garden. Doors from the living room lead to a second versatile rear aspect reception room (also currently used as a bedroom) and a separate utility room which in turn leads to a fully tiled ground floor shower room. On the first floor, a central landing services 4 'double' bedrooms and a four piece family bathroom which includes bath, quadrant shower cubicle and fitted vanity storage to with inset wash basin. Outside, the larger than average rear Garden is enclosed by wooden fencing and brick walls. The well tended garden comprises of an area of lawn with planted flower/shrub, a raised deck, chipped slate areas, timber built 'studio' shed with light and power plus two additional timber built sheds.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band D (may be subject to improvement increase)



Approx Gross Internal Area  
128 sq m / 1375 sq ft



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

**Ground Floor**  
Approx 73 sq m / 788 sq ft

**First Floor**  
Approx 55 sq m / 587 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Misrepresentation and Misdescriptions Acts

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