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**49 Gratwicke Road, Tilehurst, Berkshire, RG30 4TU**  
**Offers In Excess Of £500,000 Freehold**

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Residential Sales & Lettings



- Extended 1930's Semi-detached Home
- Spacious Box Bay Living Room
- Family Room
- 3 Double Bedrooms
- North Facing Landscaped Rear Garden

- Sought after address close to Tilehurst Village
- L Shape Kitchen / Breakfast Room
- Ground Floor Cloakroom
- First floor 3 piece Bathroom
- UPVC Double Glazing & Gas Fired Central Heating

A stunning extended 1930s semi-detached house, located in a desirable address in the heart of the Tilehurst Village, within under 5 minutes walk of 'The Triangle' with cafes, bakeries, pubs and restaurants/takeaways, as well as a range of shops and other amenities. Nearby green spaces include Blundells Recreation Ground and the Arthur Newbery Park having numerous regular bus services, all being within a few minutes walk. It is also positioned well, being within the catchment area of sought after primary and secondary schools. Tilehurst train station (London Paddington, Oxford, Didcot, Reading Mainline) is just over 1 mile (approx. 25 mins walk), Reading Town Centre is approximately 4 miles to the east and Junction 12 of the M4 Motorway. Calcot Retail Park including Ikea is a simple commute of under 3 miles via the A4 Bath Road.

Approached via a driveway, providing parking for 2 cars and open porch over the front door. The property has been extended to the side and rear and this highly sought after home boasts versatile accommodation of great proportions. The entrance hall has stairs rising to the first floor landing and doors to a downstairs cloakroom, a front aspect box bay living room, a separate utility room, family room, along with an outstanding kitchen/breakfast room featuring a roof lantern and sliding doors to garden.

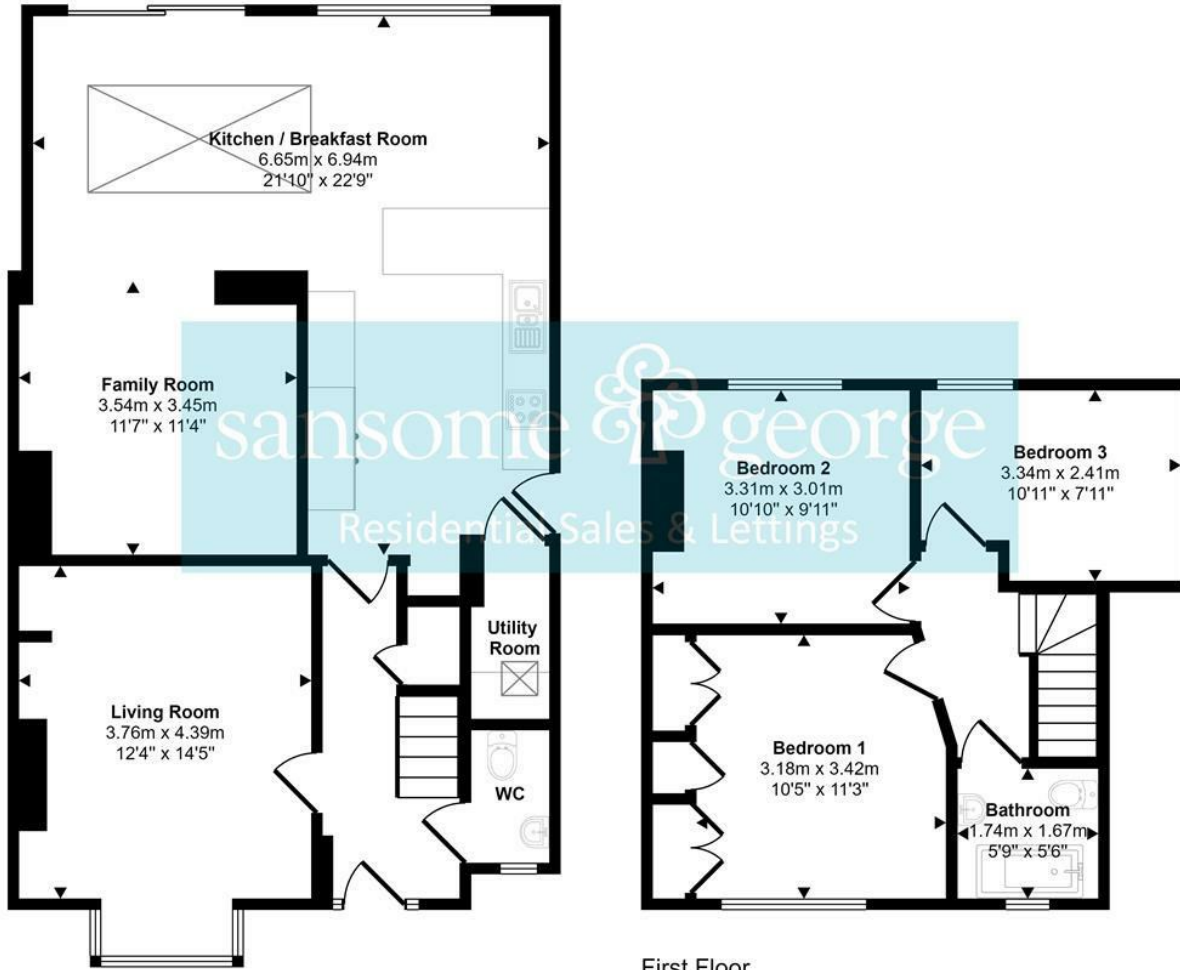
On the first floor, the central landing services three double bedrooms, all measuring in excess of 11' and a contemporary family bathroom with white suite including shower over bath. Outside, to the rear of the property the 100ft enclosed garden comprises of a paved patio along with a covered timber framed gazebo having an adjoining lawn with established trees leading to a further patio with garden sheds and climbing frame. Other benefits include double glazed windows and gas fired central heating. This fine home is a real credit to the current owner and an internal viewing of this property is strongly advised to fully appreciate it.

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

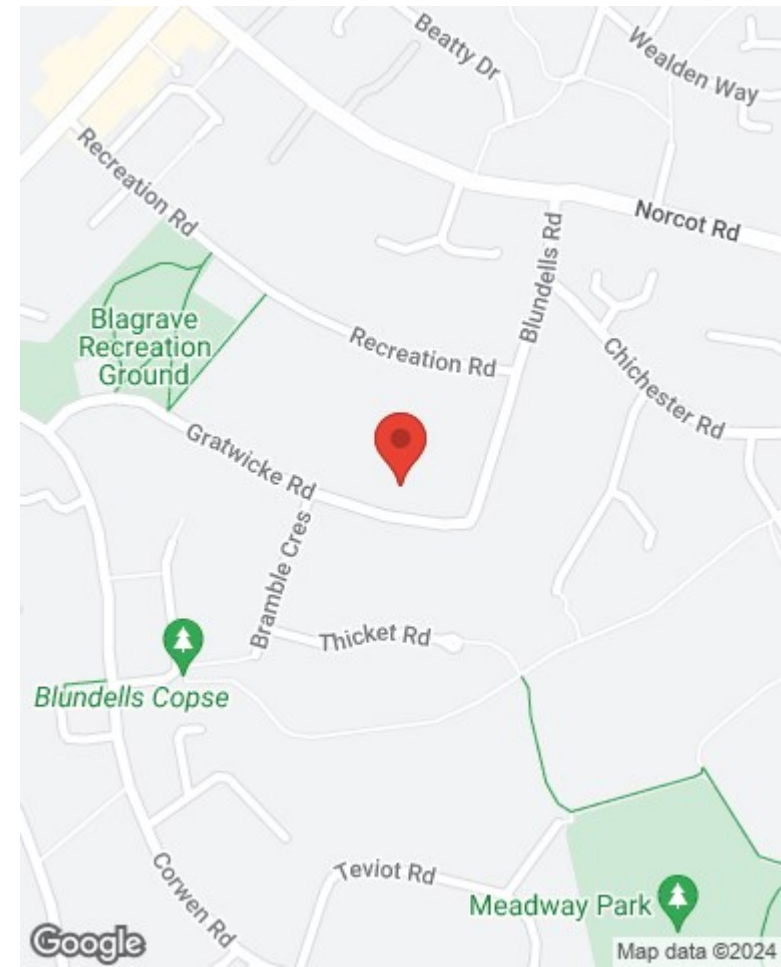
Reading Borough Council - Band D



Approx Gross Internal Area  
117 sq m / 1261 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.



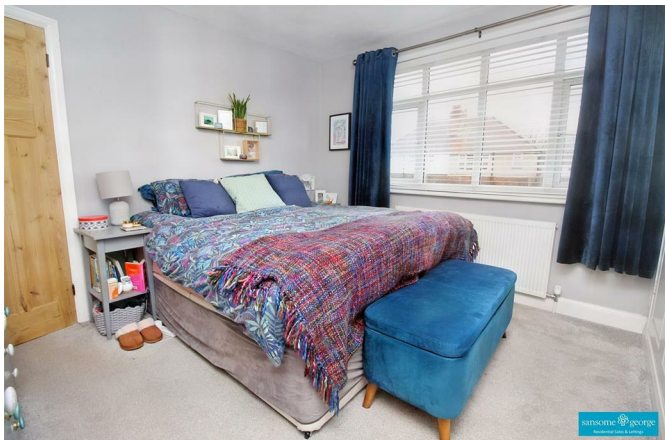
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <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	

Misrepresentation and Misdescriptions Acts

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