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37 Downing Road, Tilehust, Berkshire, RG31 5BA
Offers In Excess Of £375,000 Freehold

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Residential Sales & Lettings

- Extended Bay Fronted Victorian Semi-Detached Home
- Dining Room
- Conservatory
- Three Double Bedrooms
- Within Minutes Level Walk To Tilehurst Village

- Bay Fronted Living Room
- Modern Kitchen
- Modern Ground Floor Bathroom
- Landscaped Rear Garden
- Gas Radiator Central Heating & UPVC Double Glazing

A well presented and extended three bedroom Victorian semi-detached home, tucked away in the heart of the Tilehurst village. The property is just a few minutes level walk to local shops and restaurants, along with regular bus services into Reading Town Centre (approx. 3 miles). This delightful home is also within reputable school catchments, along with being in walking distance (or a 5 minute drive), of Sulham Woods. A journey of 10 minutes takes you into Pangbourne, along with being just a short commute from Junction 12 of the M4 Motorway, via the A4 Bath Road.

Ground floor accommodation comprises of an entrance hall, bay fronted open plan lounge/diner, with distressed original floor boards and a feature log burner, modern fitted kitchen boasting an integrated oven, hob and dishwasher, conservatory with French doors leading to a landscaped rear garden. There is a modern three piece bathroom with shower over bath. First floor accommodation boasts a landing and 3 separate double bedrooms. Further benefits include gas radiator central heating & UPVC double glazing throughout.

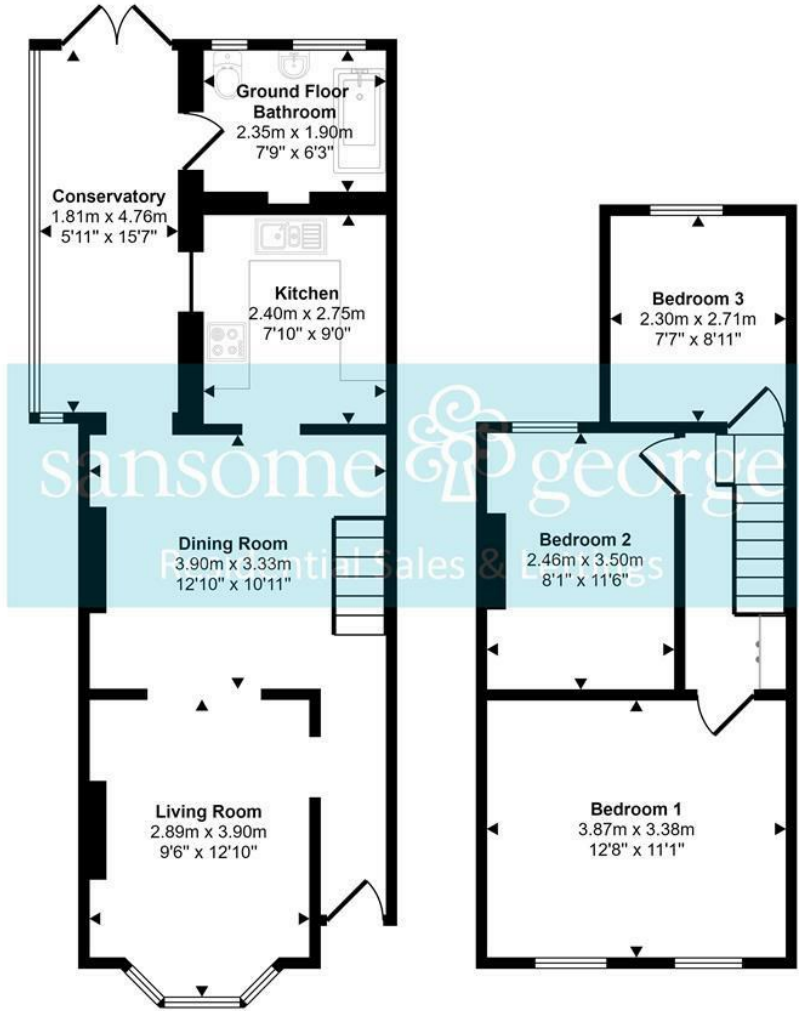
Outside, to the rear of the property offers a fully enclosed southerly facing rear garden mainly laid to lawn with a newly laid patio areas & large timber shed.

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

Reading Borough Council - Band C



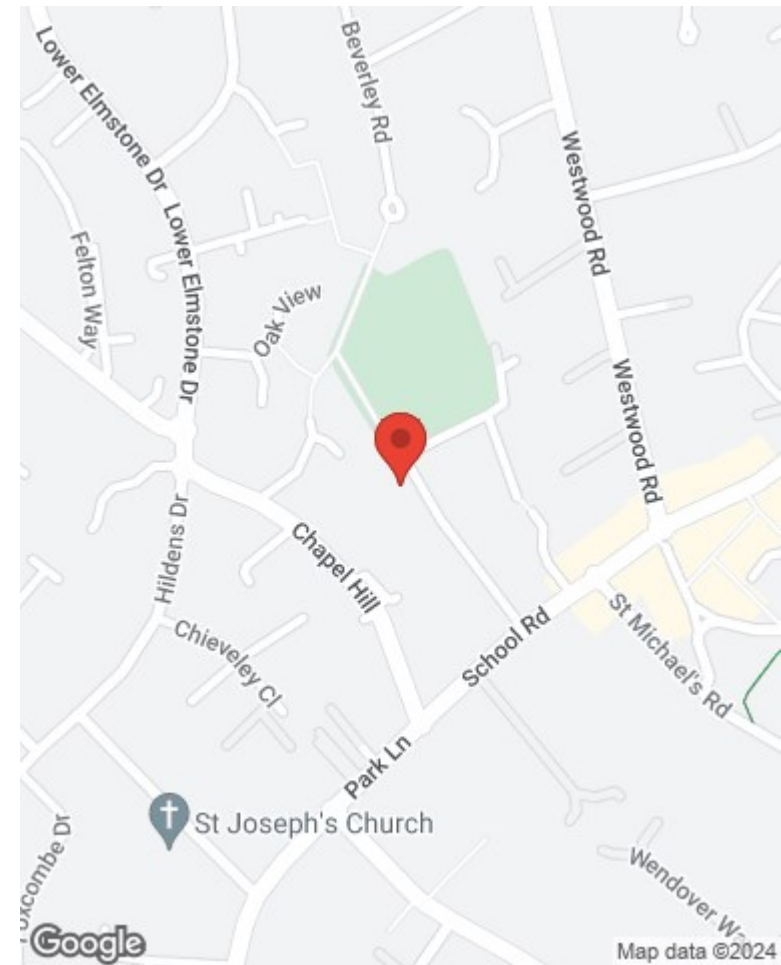
Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft

First Floor
Approx 34 sq m / 363 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 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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