



sansome  george

**30 Church End Lane, Tilehurst, Berkshire, RG30 4UU**  
**£499,995 Freehold**

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Residential Sales & Lettings

- Detached Bungalow
- Bay Fronted Living Room
- Conservatory
- Family Bathroom
- Gated Driveway Parking With Garage

- Three Bedrooms
- Spacious Kitchen / Diner
- Dining Room or Bedroom 3
- Approx. 180' Westerly Aspect Rear Garden
- No Onward Chain

Presented to the market is this versatile & attractive, bay fronted three bedroom detached bungalow. Located in a desirable tree lined road close to a range of amenities and reputable primary and secondary schools, frequent bus services nearby link Reading Town Centre (circa 4 miles to the east) and Tilehurst Village which is approximately 10 minutes walk and offers a range of amenities to include shops, supermarkets, cafes, pubs and restaurants. Tilehurst Train Station (linking Reading Main Line, London Paddington, Oxford and Birmingham) plus Reading Retail Park and Imperial Way Trading Estate can also be found within 1.5 miles whilst Junction 12 of the M4 Motorway and Calcot Retail Park (which includes IKEA and Sainsbury's hypermarket) is a simple commute by car of under 4 miles.

Approached via double opening wrought iron gates to driveway providing parking for 6 cars, detached garage and a spacious front garden. The central entrance hall services all principal rooms comprising of 2 'double bedrooms (one being used as a dining room) single bedroom, a front aspect living room with bay window, a spacious fitted kitchen/ diner and utility room with courtesy door to side, a rear aspect dining room (or can be a bedroom) leading to conservatory with double doors leading to a patio area.

Outside, to the rear of the property, the established enclosed private rear garden boasts a predominantly westerly aspect making it another outstanding feature of this superb home. Measuring approximately 180' in depth by 50' in width, the garden is mainly laid to lawn with various plants/shrubs to borders, two green houses, several out buildings, patio area, gated side access and useful courtesy door to larger than average garage. Other notable features include double glazing throughout and gas fired central heating to radiators (n/t).

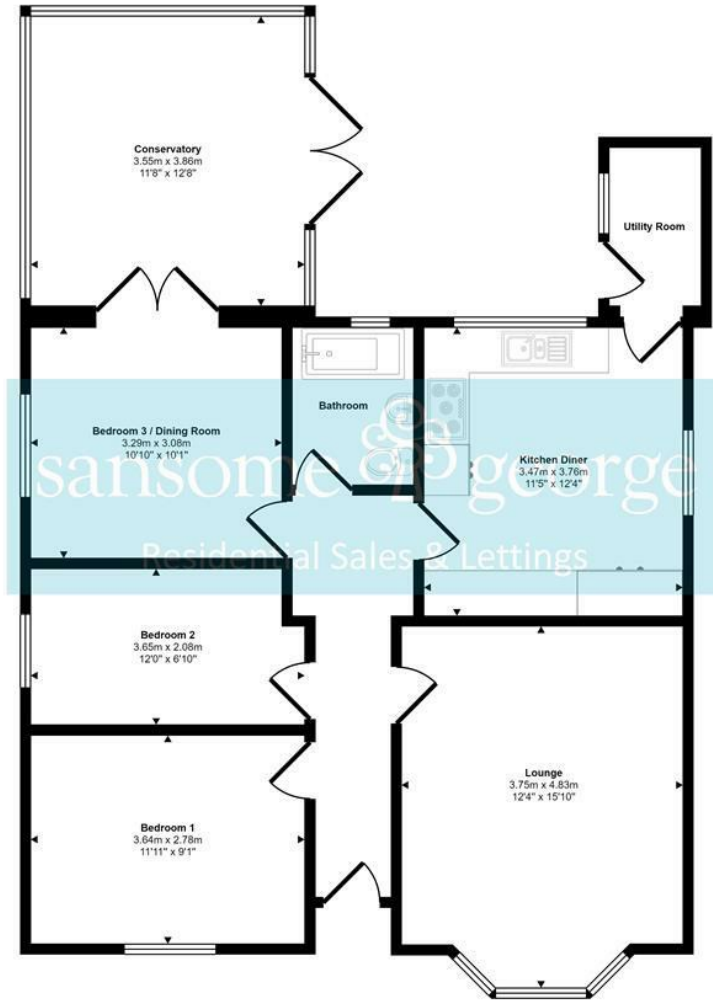
Early interest is anticipated in this fantastic home which also offers scope for potential enlargement and extension if so desired in the future (and subject to necessary consents).

Reading Council - Band D

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

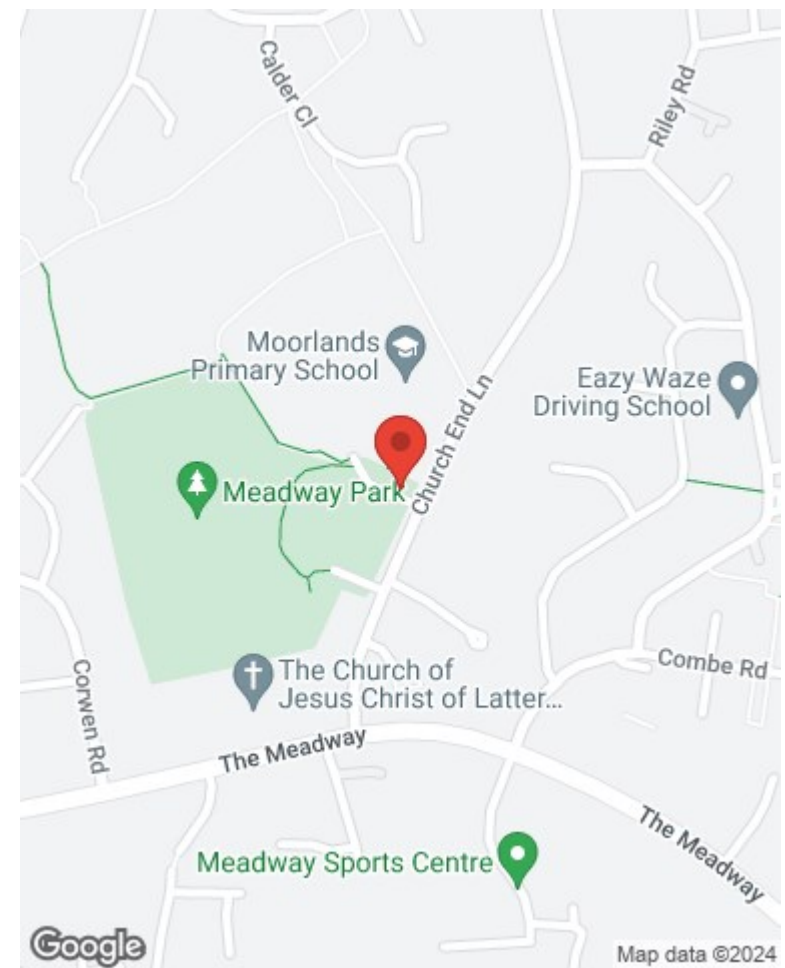


Approx Gross Internal Area  
89 sq m / 958 sq ft



Floorplan

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			84
(69-80) C			
(55-68) D		58	
(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	

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