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83 Overdown Road, Tilehurst, Reading, Berkshire, RG31 6NN
Offers In Excess Of £600,000 Freehold

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Residential Sales & Lettings

- Modern Detached Home
- 20' Open Plan Living Room
- 15' Modern Kitchen/Breakfast Room
- 12 Conservatory
- En Suite Shower to Bedroom 1

- Four Double Bedrooms
- 12' Dining Room
- Utility Room & Cloakroom
- Family Bathroom
- Driveway Parking

A modern detached home that is well presented throughout and is ideally located within walking distance of Tilehurst train station (connecting to London Paddington, Reading, Oxford and Didcot), as well as being within reputable school catchments. A local convenience store along with a café, restaurant and takeaways, are minutes away.

The village of Tilehurst with its wealth of amenities is within striking distance. The Thameside villages of Purley and Pangbourne are also nearby and surrounded by open countryside in a area of outstanding natural beauty.

The property is approached via block paved driveway parking with wooden gate and this highly sought after home boasts versatile accommodation throughout, of great proportions. The entrance hall has stairs rising to the first floor landing and doors to an open plan living room that leads to the dining room, playroom/study, cloakroom, with a modern fitted kitchen/breakfast room providing ample storage, utility room, conservatory with French doors to garden.

On the first floor, the central landing services four 'double' bedrooms, all measuring in excess of 12' and a contemporary family bathroom with shower over bath. Bedroom 1 benefits from ensuite modern shower room. This fine home benefits from UPVC double glazing, gas central heating and underfloor heating in the kitchen/breakfast room, utility room, playroom/study, bathroom and ensuite shower room.

Outside, to the rear, a low maintenance paved patio rear garden with various plants/shrubs to borders and garden shed are all enclosed by wooden fencing. This fantastic home simply must be seen to be appreciated.

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

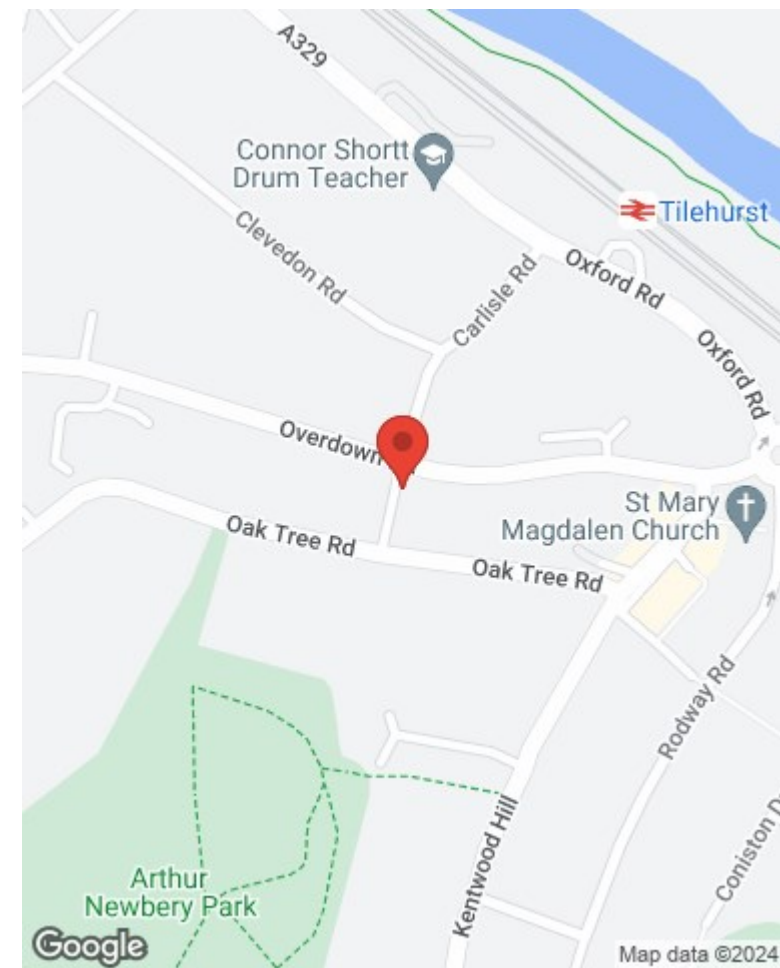
Reading Borough Council - Band E



Approx Gross Internal Area
154 sq m / 1663 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.

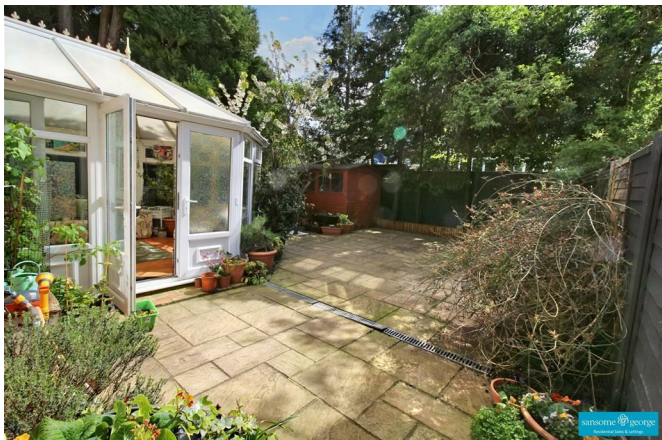


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com