



sansome  george

**36 Hirstwood, Tilehurst, Reading, Berkshire, RG30 6NG**  
**£425,000 Freehold**

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Residential Sales & Lettings

- Detached House
- Entrance Porch and Cloakroom
- 11'11" Dining Room with patio doors to Garden
- 3 Bedrooms with En-suite Shower Room to Bedroom 1
- Single Garage and Driveway Parking
- Cul-de-sac location close to amenities and transport links
- Dual aspect 16' x 13' Living Room
- Fitted Kitchen with access to Garage
- Family Bathroom
- Well tended established Gardens

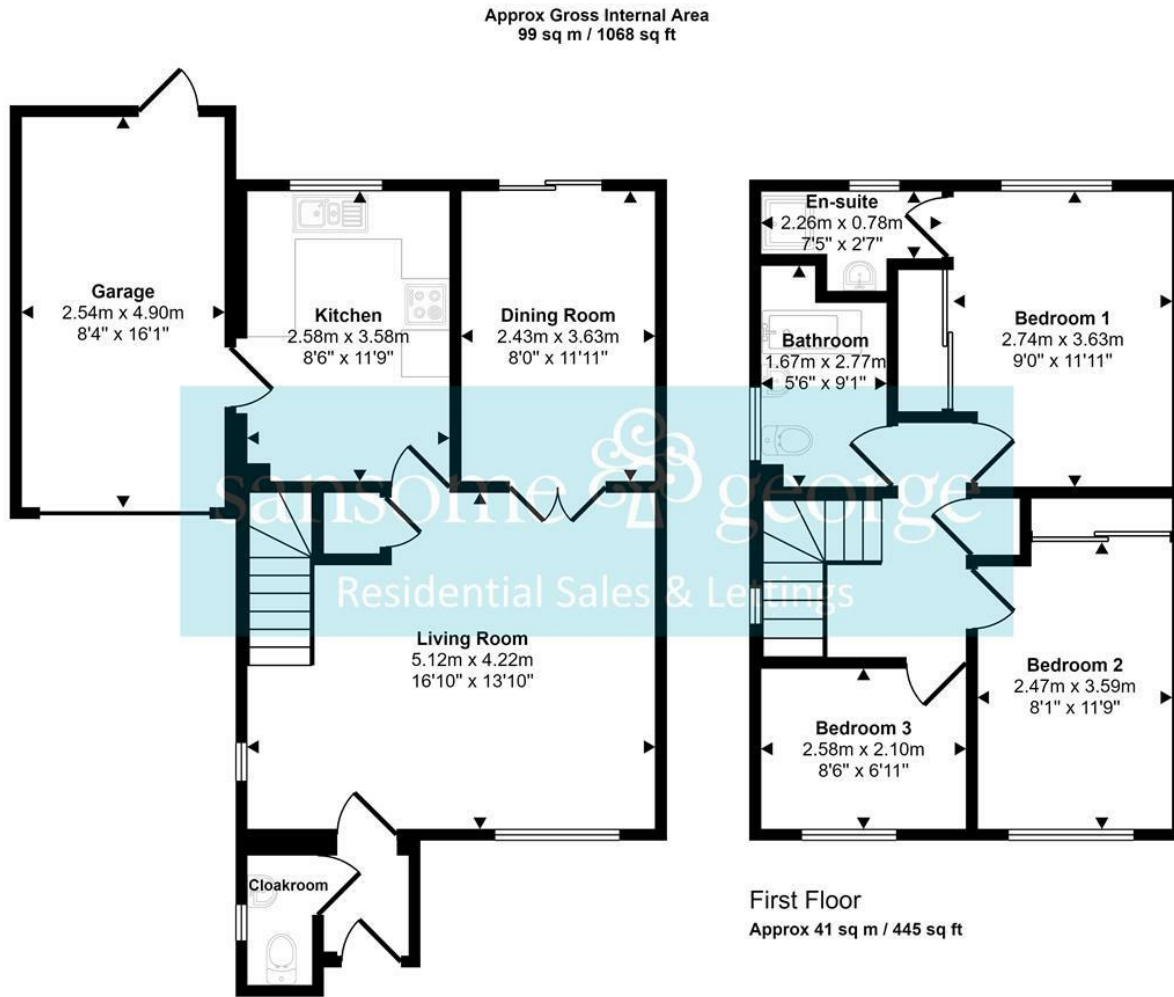
Situated in a popular leafy cul-de-sac, this well presented detached home is ideally located being within minutes walk of Tilehurst Village, Tilehurst Train Station (Paddington, Oxford, Reading Mainline) and Arthur Newbery Park. Regular Bus Services, reputable Schools as well as local shops, pubs, restaurants and cafes are all conveniently within close proximity.

Presented in good order throughout, the property occupies a corner position and enjoys a lawned frontage with established planted shrubs and established fruit tree with driveway providing access to garage and with a path leading to the front door. The entrance hall has doors to a handy cloakroom and a dual aspect living room which includes stairs rising to the first floor and a feature front aspect box bay window. Double doors open to the dining room with patio doors to rear garden and a door also leads to a well appointed fitted kitchen. A door from the kitchen opens to the garage with electric roller door, courtesy door to rear garden and plumbing for washing machine. On the first floor, the landing services 3 separate bedrooms and a side aspect 3 piece bathroom. Both bedrooms 1 and 2 feature built in wardrobes and bedroom 1 also boasts an en-suite shower room. Outside, the rear garden is another delightful feature of the property. Laid mainly to lawn with patio area, established flower/shrub beds and garden shed, all enclosed by wooden fencing.

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

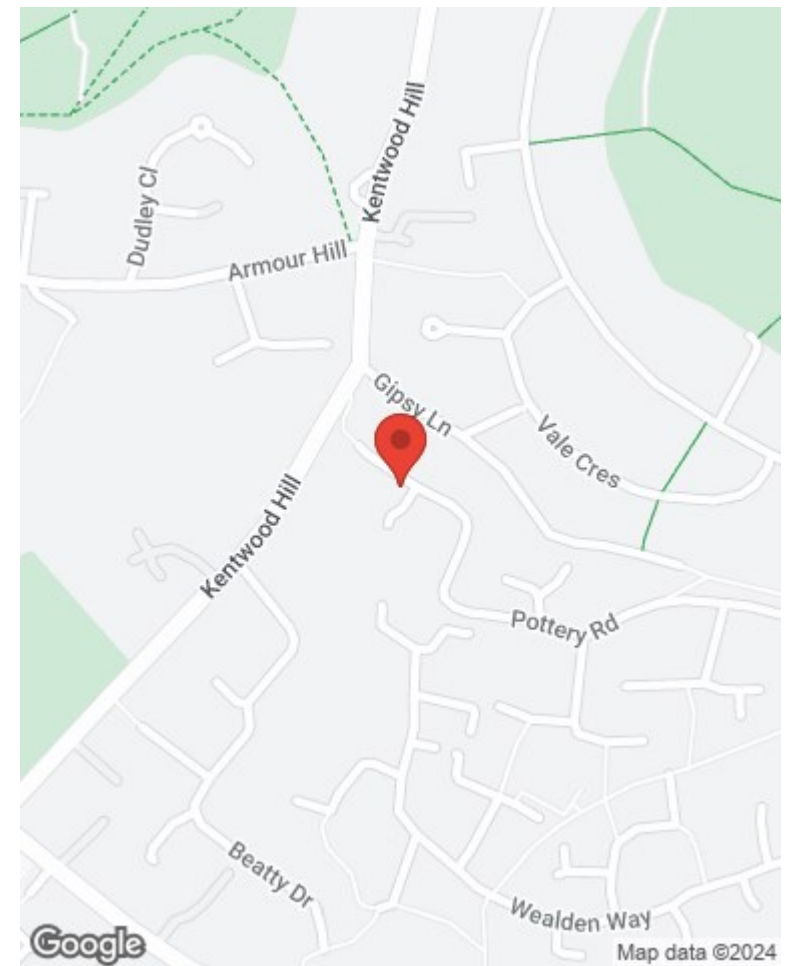
Reading Borough Council - Band E





Ground Floor  
Approx 58 sq m / 623 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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