



43 Drayton Road, Reading, Berkshire, RG30 2PH
Guide Price £525,000 Freehold

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Residential Sales & Lettings

- Extended character Semi Detached house
- Southerly aspect established Rear Garden
- Over 1450 sq ft (135 sq m) of accomodation
- Superb open plan L-shaped Kitchen/Living/Dining Room
- 3 good sized 'double' Bedrooms

- Presented in fantastic order throughout
- Block paved driveway with EV charge point
- Entrance Hall with Cloakroom and Utility Room
- Separate versatile Study/Playroom/Sitting Room
- Re-fitted En-suite to Bedroom 1 plus separate re-fitted Bathroom

Having been tastefully and thoughtfully updated and extended within the last 5 years by the current owners, this classic 1930' bay fronted semi detached house is fantastic. Enjoying a wider than average corner plot, at the end of a well regarded residential road west of Reading town centre, bordering the suburb of Tilehurst, this superb 'turn key' home is ideally located within close proximity of a range of amenities to include several regular bus services, Prospect Park, The River Thames, local schools plus 24 hour gym, a choice of supermarkets and a number of varied cafes, restaurants, pubs and shops. Junction 12 of the M4 Motorway is circa 3.5 miles and hence a simple commute by car and both Reading West and Tilehurst train stations are each approximately 1 mile and Reading town centre with main line train station is just over 2 miles to the east.

Presented in excellent order both inside and out, the property is approached via a block paved frontage providing parking for at least 2 cars and with Electric Vehicle charge point and useful pedestrian gate to the side and rear Garden. An open covered Porch over the front door opens to the entrance hall where stairs rise to the first floor landing and doors lead to all ground floor rooms. These comprise of a versatile Study/Playroom/Sitting Room with front aspect bay window and feature fireplace, useful Utility Room with side aspect door to Garden, a ground floor cloakroom and an outstanding L-shaped open plan Kitchen/Living/Dining Room with twin patio doors to the rear garden. Engineered wood flooring continues throughout the reception rooms offering great practicality as well as continuity to tie the spaces together. On the first floor, a re-designed Landing works well to access three separate generous 'double' bedrooms all with high ceilings and large windows promoting great natural light. Bedroom 1 boasts a contemporary en-suite shower room while the spacious family bathroom services bedrooms 2 and 3, both feature electric under floor heating.

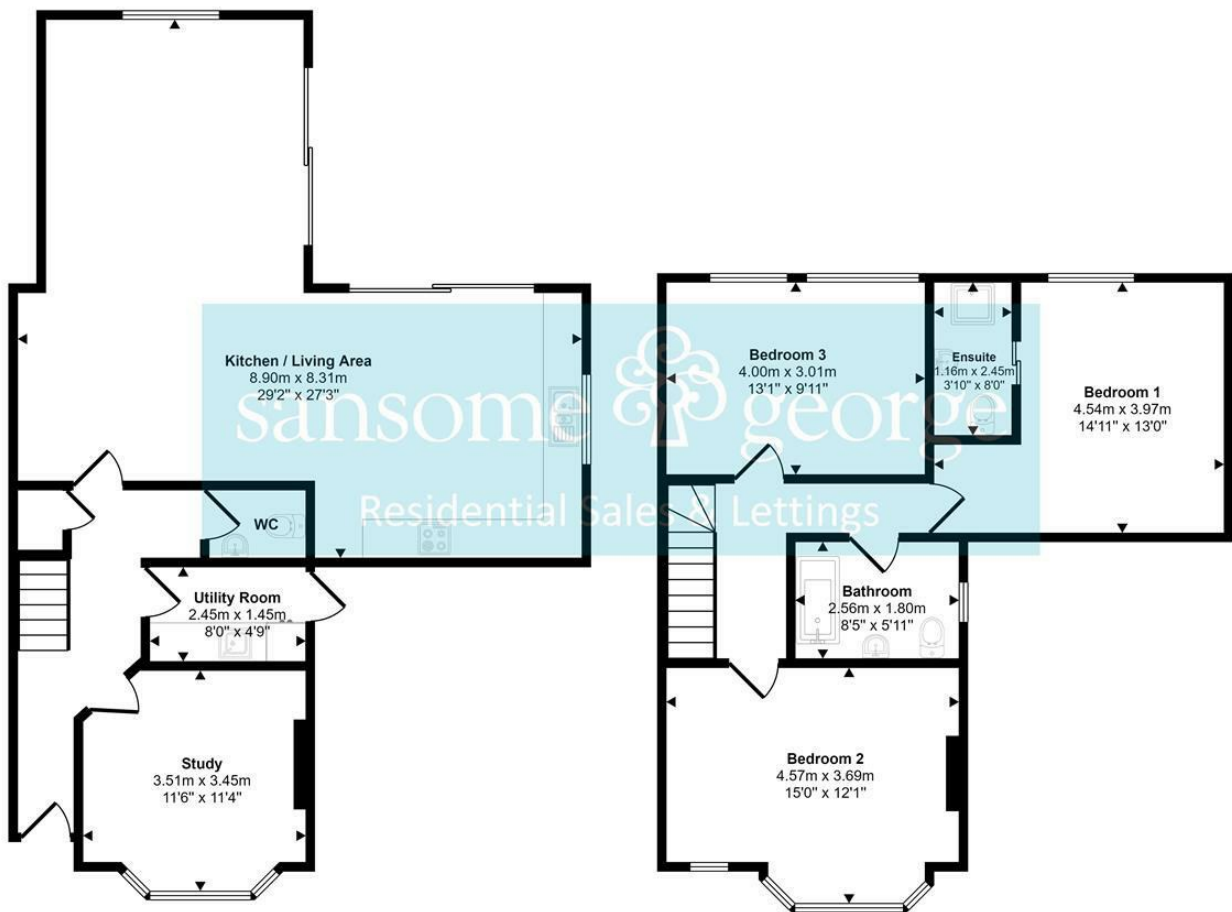
Outside, the rear garden sweeps to the side of the property and enjoys a predominantly southerly aspect. Having been sympathetically landscaped, paved patios adjoin a lawned garden with various trees and shrubs providing a good level of seclusion. There is also potential for vehicular access to the rear garden from the neighbouring road of Osborne Road (subject to necessary consents) if so desired.

For more information or to discuss this outstanding property in more detail, please contact Sansome & George Estate Agents at your earliest convenience as early interest is anticipated.

Reading Borough Council - Band D



Approx Gross Internal Area
135 sq m / 1451 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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