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939 Oxford Road, Tilehurst, Berkshire, RG30 6TP
Guide Price £385,000 Freehold

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Residential Sales & Lettings

- Extended 3 Bedroom Semi-detached
- Living Room With Open Fireplace
- Kitchen With Utility Area
- Downstairs Shower Room & Family Bathroom
- Driveway Parking & Garage

- 1930's Double Bay Fronted
- Dining Room
- 3 Good sized Bedrooms
- Landscaped Rear Garden
- Double Glazed Windows & Gas Fired Central Heating

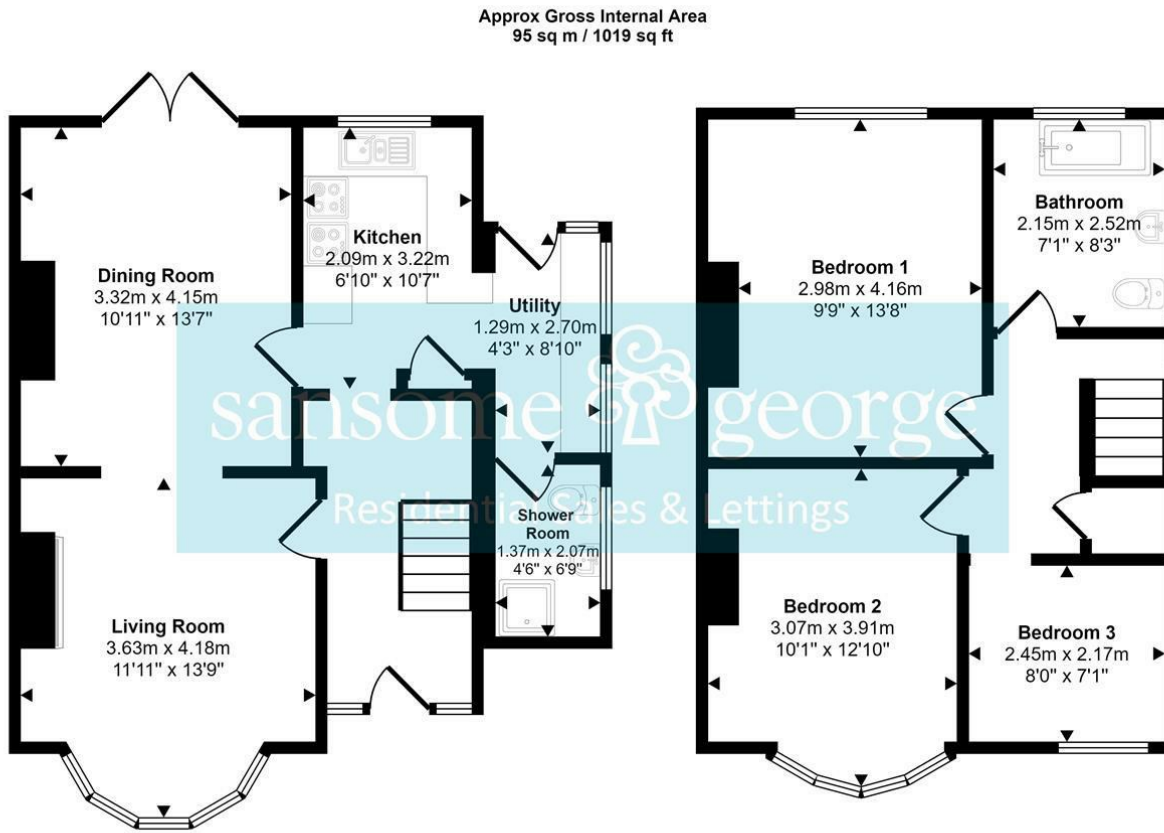
This spacious extended 1930s semi-detached home occupies an elevated plot and is ideally positioned close to various amenities. With Reading Town Centre just over 2 miles away to the east, regular bus services are within 5 minutes walk and Tilehurst Train Station linking to London Paddington and Reading Mainline and Oxford is circa 10 minutes walk. Other conveniences nearby include local shopping parades, Waitrose supermarket plus gyms, parks and schools. The River Thames and open countryside in the neighbouring village of Purley-on-Thames is also close by. Tilehurst Village with a further wealth of services is conveniently 2.1 miles away and Junction 12 of the M4 is a simple commute by car of approximately 3.4 miles.

The property is approached via steps rising to front door leading to an open porch and opens to entrance hall with stairs rising to the first floor landing. The front aspect living room has a bay window, a feature open fireplace leading to a dining area to the rear of the property. A door leads to the spacious galley styled kitchen/utility area with an appliance space for a dishwasher, washing machine and tumble dryer. From the kitchen, a ground floor shower room and stable door opens to the garden. On the first floor, the landing services 3 separate 'well proportioned' bedrooms and rear aspect bathroom with shower over the bath. The established and well tended rear garden is another notable feature of this characterful home, with steps rising from a secluded patio area to an enclosed lawned garden, play area, garden shed along with a range of planted shrubs, trees and bushes. The property also benefits driveway parking, detached garage, UPVC double glazing and gas fired central heating with a brand new 'combi' boiler.

To discuss this sought after property in more detail or to schedule a viewing appointment, please contact Sansome & George Estate Agents.

Reading Borough Council - Band C

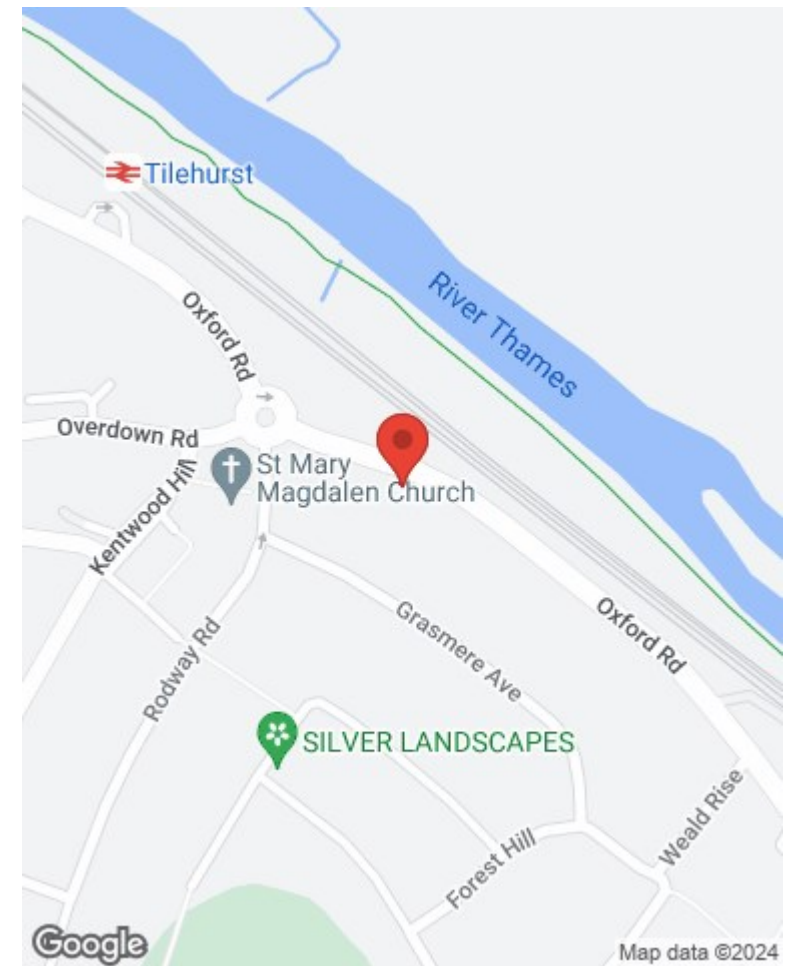




Ground Floor
Approx 51 sq m / 545 sq ft

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.

First Floor
Approx 44 sq m / 474 sq ft



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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