



sansome  george

164 Overdown Road, Tilehurst, Berkshire, RG31 6NS
£485,000 Freehold

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Residential Sales & Lettings

- 3/4 Bedroom Extended Cooks Built Semi-detached Home
- Front To Rear Aspect Lounge Diner
- Family Room/Ground Floor Bedroom 4
- 3 Bedrooms & Loft Room
- Ample Driveway Parking

- Hall & Ground Floor WC
- Kitchen Breakfast Room
- Family Bathroom
- Sizeable Rear Garden Featuring Summerhouse & Deck
- No Onward Chain

A well presented semi-detached three/four bedroom extended Cooks built home located in a sought after residential area near to Tilehurst railway station with links to central London. Other nearby amenities include locals shops, restaurants, chemist, frequent bus services to and from Reading town centre, along with reputable schools.

Accommodation comprises of entrance hall, ground floor WC, front to rear aspect lounge diner, kitchen breakfast room and a study/optional bedroom 4.

The first floor offers three good sized bedrooms, boarded loft room with Velux window with drop-down foldable ladder, along with a four piece family bathroom.

Other benefits include gas radiator central heating and UPVC double glazed windows.

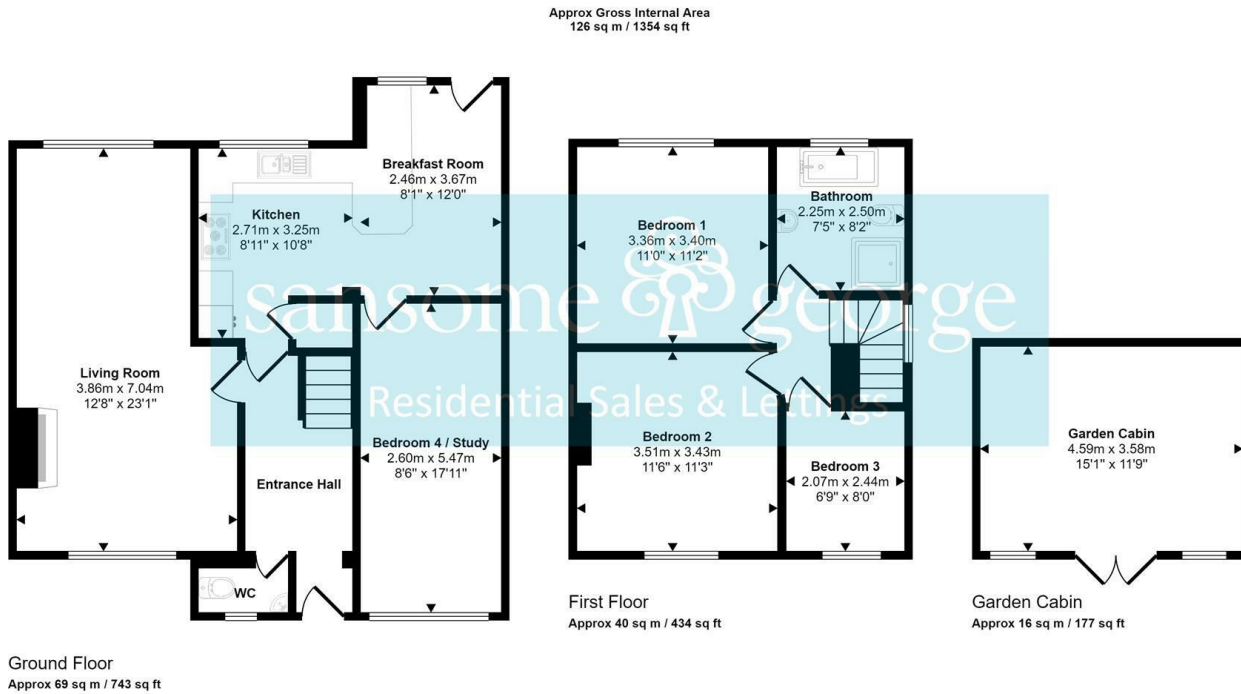
To the front is a brick paved driveway area providing ample parking for several vehicles. The rear garden is of a substantial size, split into various tiered sections which is well stocked with various flowers, mature shrubs and trees. The top of the garden features a summerhouse (with light and power), along with a decked area.

This fine home is offered for sale with the added advantage of no onward chain complications.

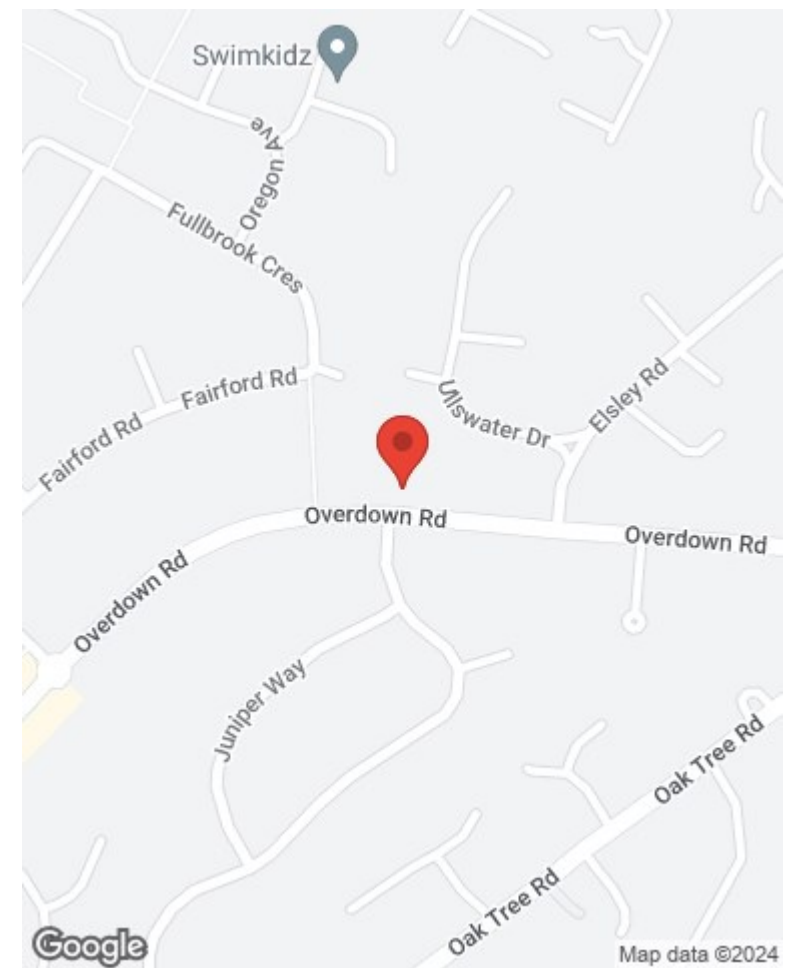
Council tax band - D - Reading Borough Council

Please contact 0118 942 1500 to arrange a viewing/request further information.





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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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