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**95 Little Heath Road, Tilehurst, Reading, RG31 5TQ**  
**Offers In Excess Of £500,000 Freehold**

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Residential Sales & Lettings

- Sought After Detached Home
- Living Room With Bow Window
- Spacious Galley Kitchen
- Three 'Well Proportioned' Bedrooms
- Low Maintenance Rear Garden
- Overlooking Little Heath Park
- Dining Room With Patio Doors
- Utility Room & Downstairs Cloakroom
- Family Shower Room
- Driveway Parking & Garage

A versatile 3 bedroom detached property set in a highly desirable location. Positioned on the western fringes of the suburb of Tilehurst, with Reading Town Centre to the east. Also in close proximity is the Tilehurst train station (London Paddington, Oxford, Didcot, Reading Main Line) being just over 2 miles away and Junction 12 of the M4 being a simple commute by car of approximately 3 miles. Well regarded primary and secondary schools (Little Heath Catchment), regular bus services, a local parade of convenience stores and 2 local pubs are nearby with a full host of amenities and services being found in Tilehurst village circa 1 mile away.

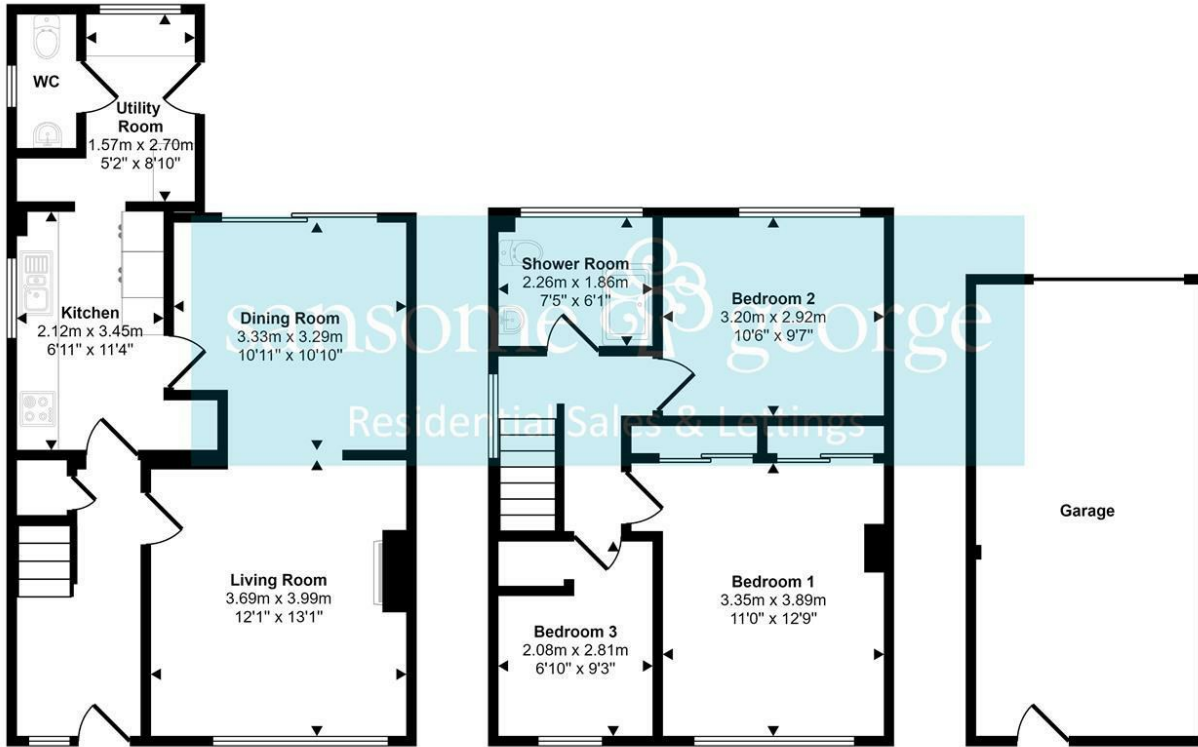
Accommodation comprises of entrance hall with stairs rising to first floor, living room with bow window, dining area with patio doors leading to the garden, galley style kitchen with ample storage cupboards, utility room and downstairs cloakroom. The first floor offers 3 well proportioned bedrooms serviced by a fully tiled family shower room with walk in shower. Further benefits include UPVC double glazing and gas fired central heating to radiators throughout. Externally, the rear garden is enclosed by wooden fencing, paved patio area, garage with up and over door, having light and power and a useful rear access gate to additional parking.

To discuss this property in further detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents

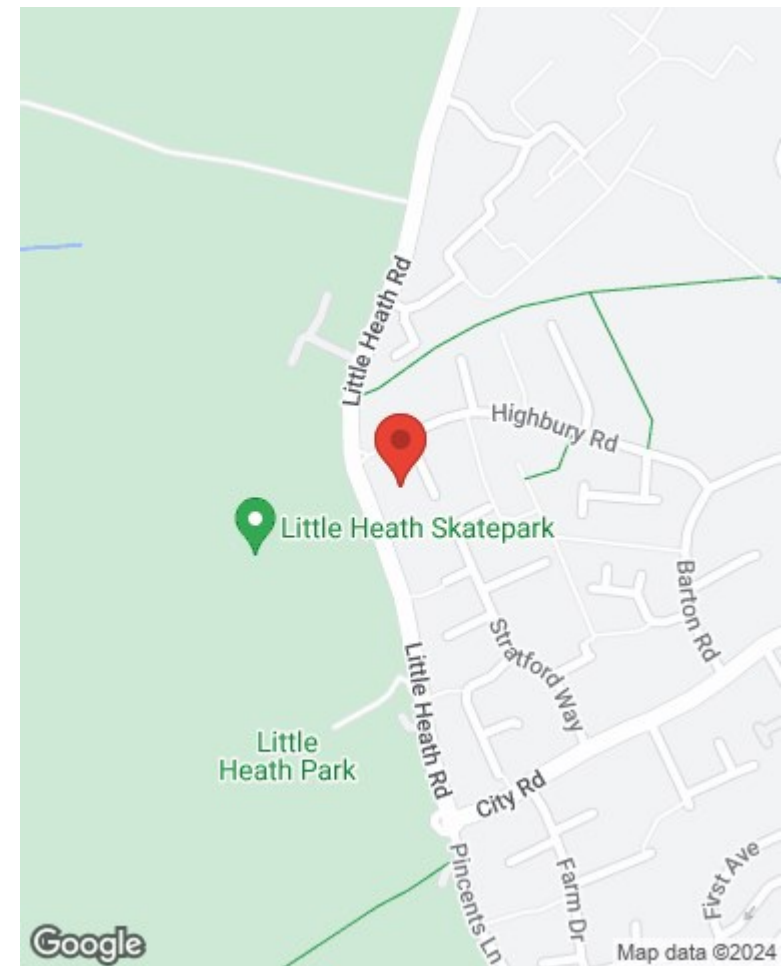
West Berkshire Council - Band E



Approx Gross Internal Area  
112 sq m / 1207 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.

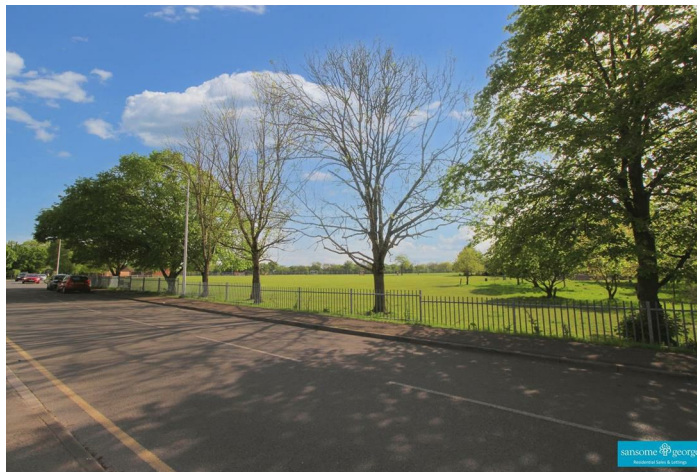


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)