



sansome  george

**Mimosa, Pierces Hill Tilehurst, Berkshire, RG31 6RD**  
**Guide Price £625,000 Freehold**

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Residential Sales & Lettings

- 4 Bedroom Detached Home
- Refitted Kitchen
- Study
- Family Bathroom
- Sizeable Frontage With Ample Driveway Parking

- Hallway, Ground Floor WC & Utility Room
- Living Room & Dining Room
- En Suite 4 Piece Bathroom to Bedroom 1
- Integral Garage & Car port
- Enclosed Secluded Garden

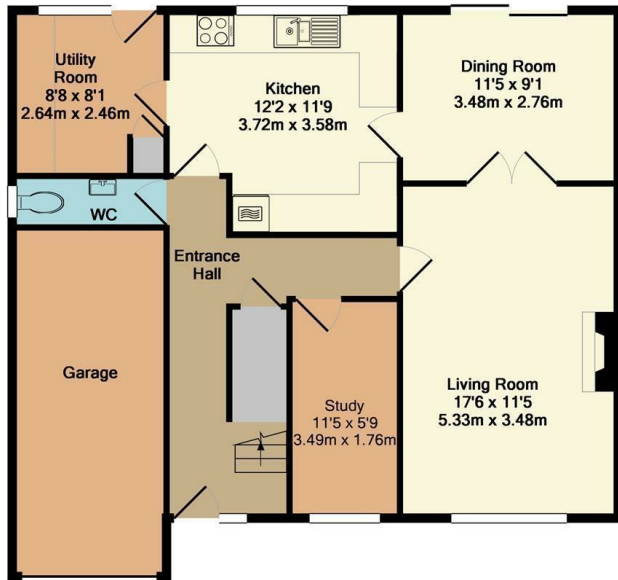
A delightful and very individual four bedroom deceptively spacious detached residence located in a sought after non-estate position. Local shops, frequent bus services and various reputable schools are all positioned close by. Tilehurst village consisting of a wealth of amenities, Tilehurst railway station with links to central London and miles of open countryside in nearby Sulham are also easily accessible.

Situated on a superb elevated secluded plot, accommodation comprises entrance hall, ground floor WC, front aspect living room, separate dining room, study, modern refitted kitchen and utility. The first floor offers four bedrooms and a four piece en suite bathroom with shower and a family bathroom.

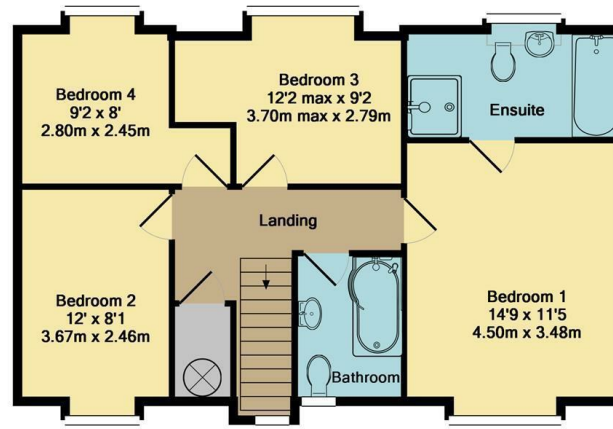
The external offers a magnificent and sizeable frontage with a car port and a single attached garage. The rear garden has been landscaped to a high standard and is well secluded with side access.

Council Tax Band F - Reading Borough Council



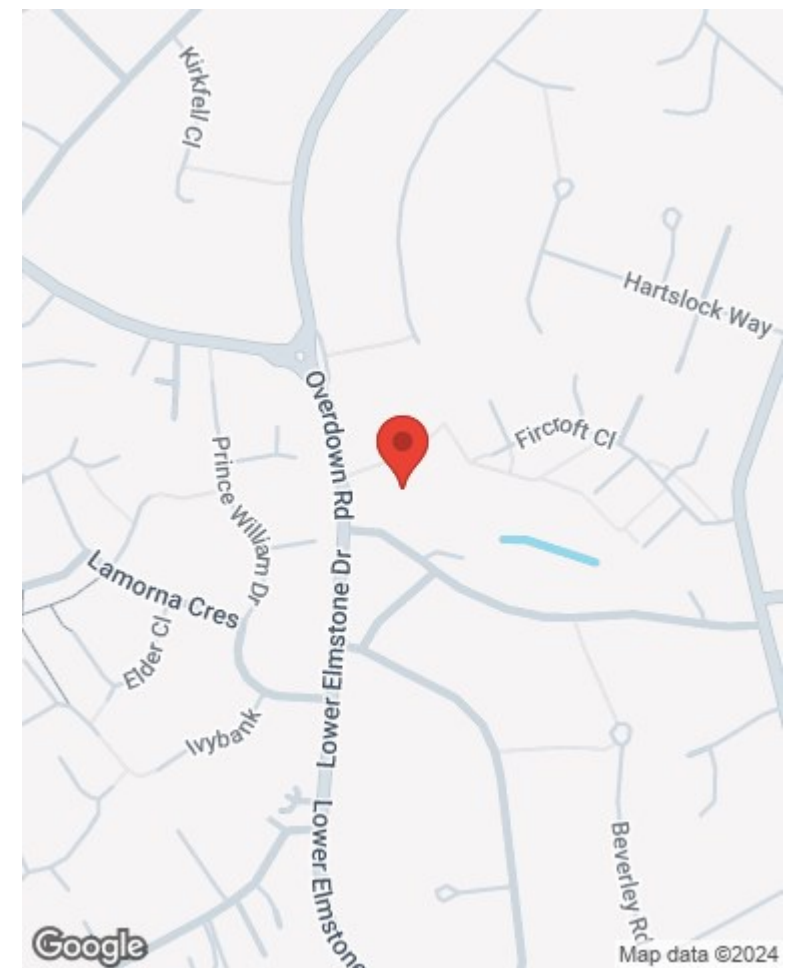


GROUND FLOOR  
APPROX. FLOOR  
AREA 866 SQ.FT.  
(80.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.  
(59.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1504 SQ.FT. (139.7 SQ.M.)  
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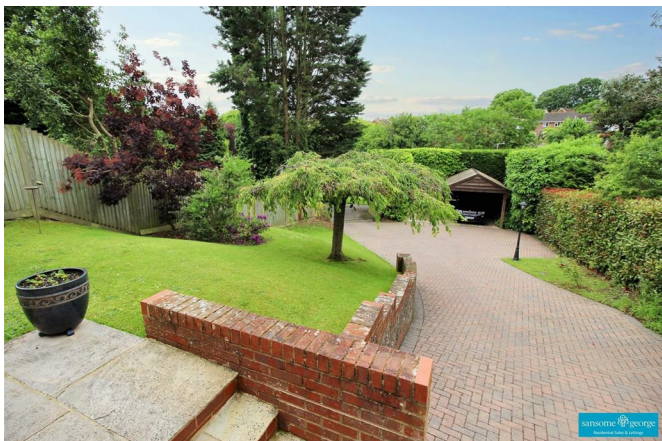


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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