



sansome  george

**19 Lovatt Close, Tilehurst, Berkshire, RG31 5HG**  
**Guide Price £750,000 Freehold**

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Residential Sales & Lettings



- Stunning Westbuild Detached Home
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- Four Bedrooms
- Double Detached Garage & Ample Driveway Parking

- Living Room
- Utility Room
- Family Bathroom
- Mature Landscaped Garden
- No Onward Chain

A superb detached home of over 1808sq. Ft. (168 sq. M.) which includes double detached garage, located in a sought-after leafy cul-de-sac on the western side of Tilehurst. This desirable residence is a short walk from open countryside and woodland, reputable primary and secondary schools and regular bus services into Tilehurst village and Reading town centre (approx. 4 miles to the east). The M4 motorway and Calcot Retail Park (including IKEA and a 24-hour gym) are a short drive away (2 miles) via the nearby A4 Bath Road.

Constructed by Westbuild Homes, this attractive and characterful property features exposed beams, detailed brickwork and well-established and tended grounds. The property offers a lawned frontage with block paved driveway, providing ample parking. From the front of the property, there is access to the double detached garage, secure gates into the rear garden and a covered open porch over the front door. The entrance hall has stairs to the first floor, built-in storage and doors to the cloakroom, separate front aspect study, living room and kitchen. The dual aspect living room features an open fireplace with wood burner, patio door to rear garden and double doors to rear aspect kitchen / diner, with contemporary fitted kitchen that includes an island with breakfast bar and patio door to the rear garden. Stripped wood-effect flooring throughout the ground floor provides continuity and practicality.

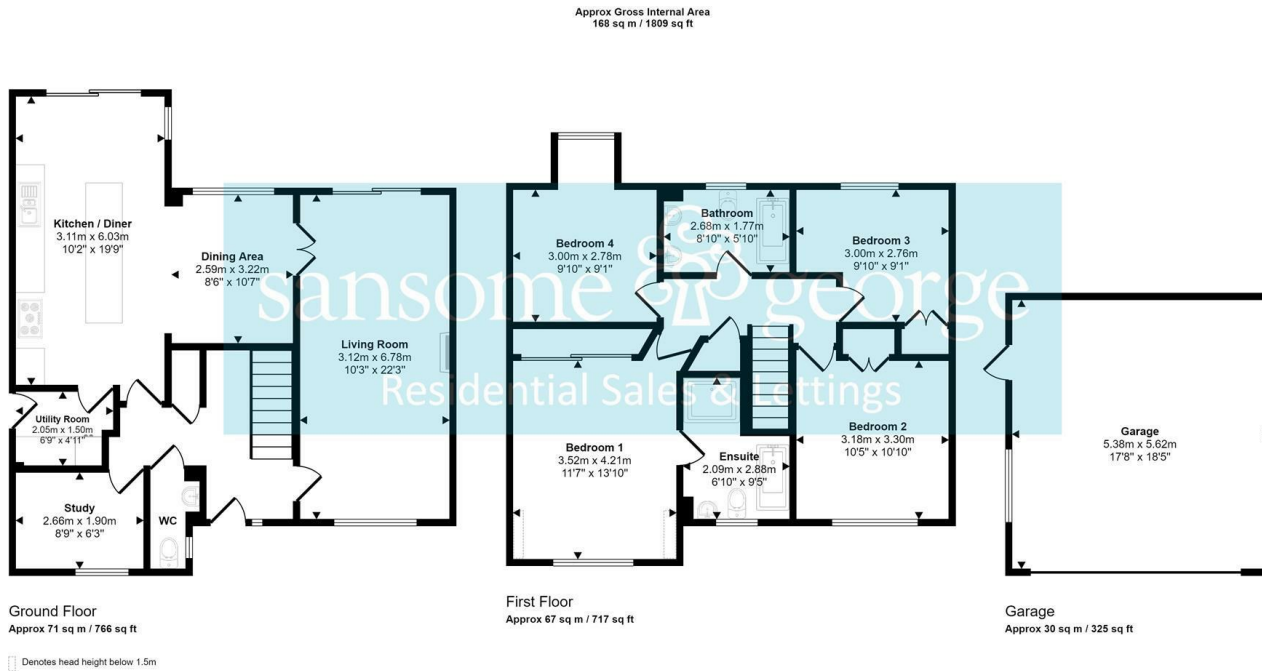
The first floor offers four 'double' bedrooms and a three piece family bathroom. Bedrooms 1, 2 and 4 all enjoy fitted wardrobes whilst bedroom 1 benefits from a 4 piece En-suite bathroom.

Outside, the mature landscaped rear garden is another superb feature of this fantastic property. A paved patio spans the rear of the property and continues to the side to provide a secluded patio area with planted flower/shrub beds, whilst the main garden is laid with artificial lawn with flower/shrub borders and enclosed by wooden fencing.

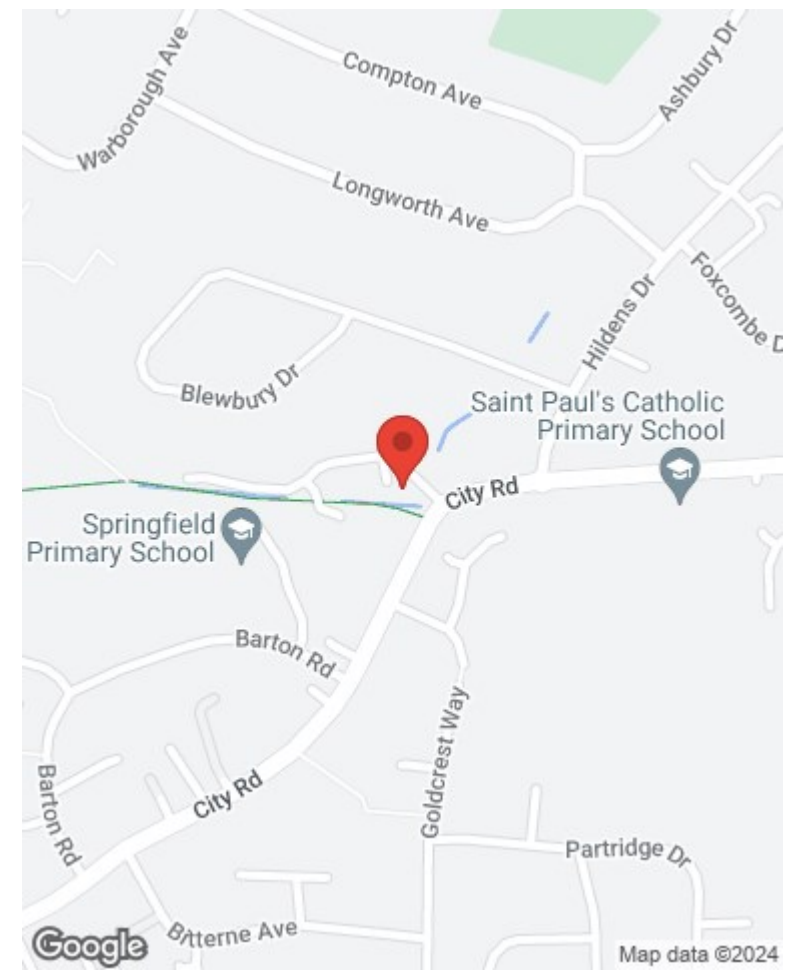
Please contact Sansome & George Estate Agents to discuss this outstanding property in more detail or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band F





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	
		73	83

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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