



sansome  george

57 Cecil Aldin Drive, Tilehurst, Reading, RG31 6YP
Guide Price £625,000 Freehold

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Residential Sales & Lettings

- Desirable 4 Bedroom Detached House
- Sought after cul-de-sac location
- Opportunity to update and personalise to taste
- Well balanced accommodation with great natural light throughout
- Driveway Parking and integral Garage
- Offered with the added advantage of no 'onward chain'
- Within 1.5 miles of Train Station and River Thames
- Fantastic potential for sizable extension (subject to consents)
- Established mature Garden of circa 125'
- Totalling 126 sq. m. (1358 sq. ft.) in size

Enjoying a prime position in a well regarded cul-de-sac on the Western fringes of Tilehurst, offered with the advantage of 'no onward chain', this rarely available detached property features a larger than average established garden. Not only does the property offer a fantastic opportunity for a new owner to update and personalise the already well proportioned accommodation, the generous garden also gives great potential for a sizeable extension (subject to necessary consents).

Approached from the open frontage with block paved driveway accessing the integral garage, an open porch leads to the front door. A large front aspect window floods the entrance hall and first floor landing with great natural light which continues throughout. Ground floor accommodation comprises of front aspect kitchen with access to garden and rear aspect interlinking reception spaces of dining room which is open plan to living room with feature fireplace and French doors to the garden. On the first floor, 4 well proportioned bedrooms are serviced by a 3 piece bathroom plus an additional separate w/c. Other general points to note include UPVC double glazing, gas fired central heating to radiators (n/t), a large under stairs utility cupboard with plumbing for washing machine and original herringbone wood flooring throughout the entrance hall and living/dining areas.

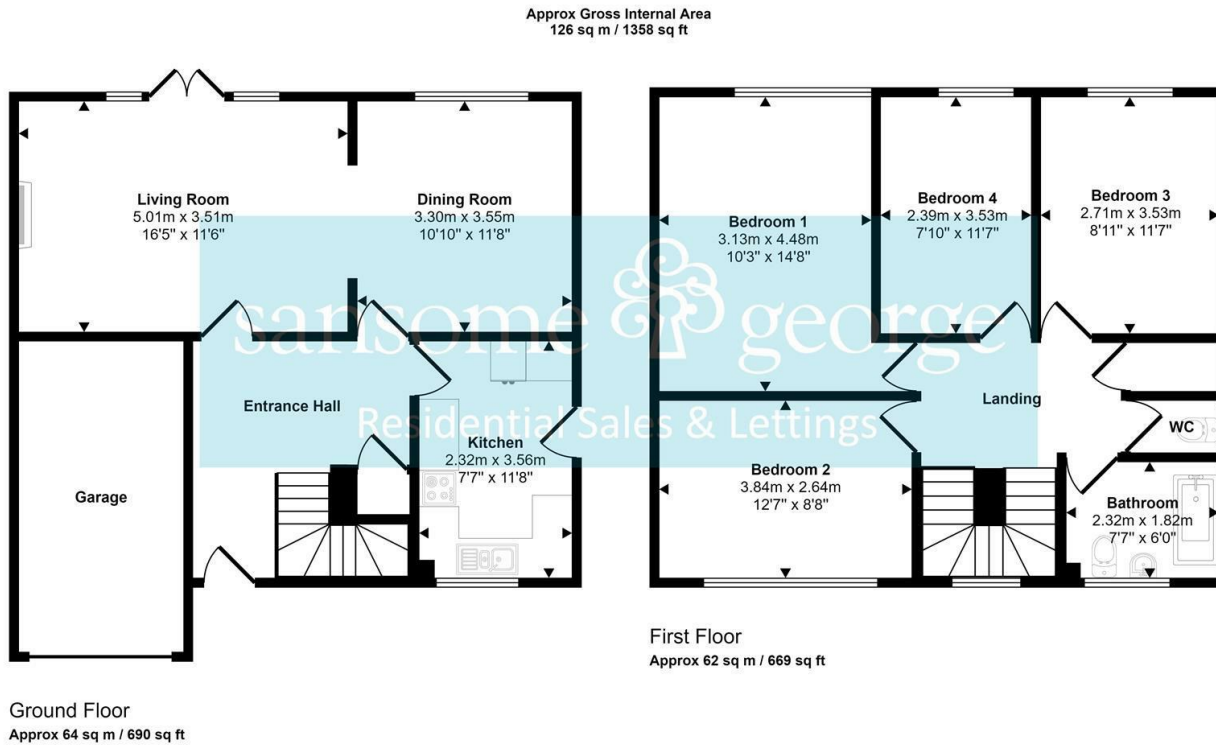
Enclosed by wooden fencing with gate to frontage, the garden extends from the rear southerly aspect of the property out to the western side, coming to a point at Long Lane. Measuring approximately 125'. In total, a lawned area with patio from the French doors is surrounded by various mature shrubs, bushes and trees proving a high level of seclusion. A path from the lawn winds to the far end of the boundary.

Ideally located within 1.5 miles of Tilehurst Train Station and minutes walk from buses into Pangbourne, Tilehurst (both under 2 miles) and Reading town centre (5 miles), this sought after home is also within close proximity of well regarded schooling, Sports & Social Club, Tesco Extra, Waitrose plus miles of open countryside and The River Thames in an area of outstanding in the adjoining village of Purley-on-Thames at the bottom of the valley under 1 mile away.

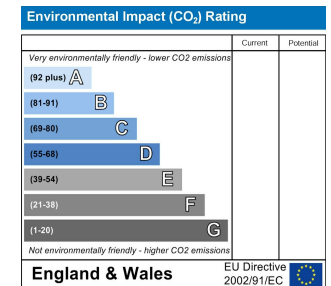
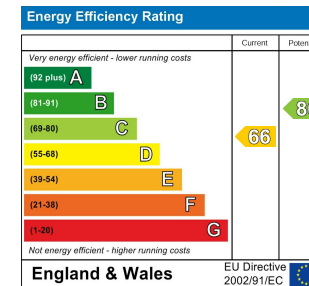
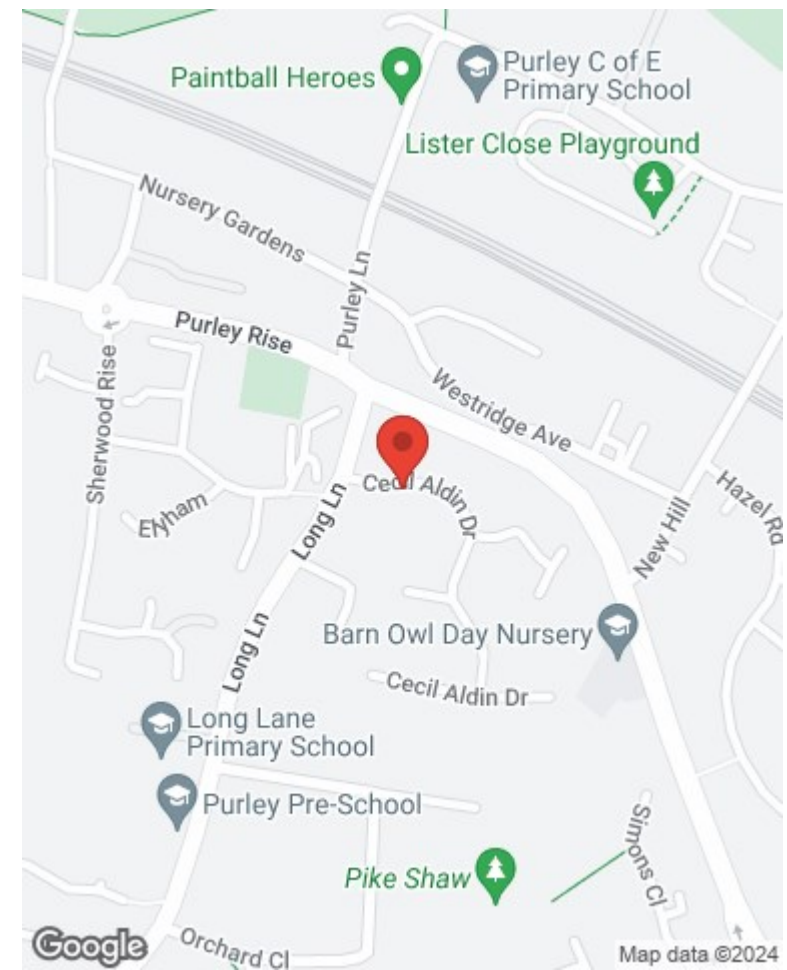
Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

West Berkshire Council - Band F



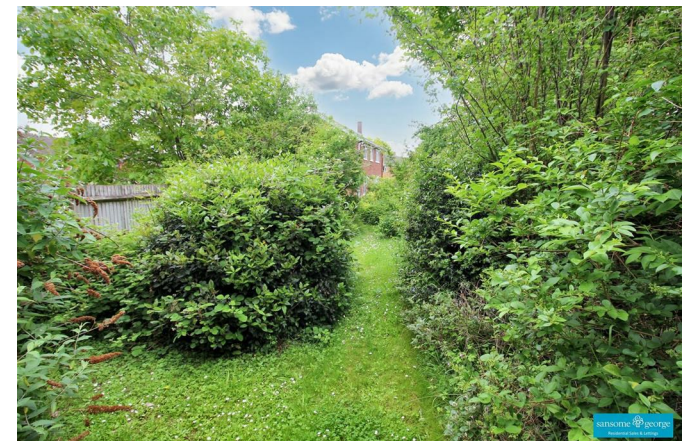


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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