



sansome  george

**43 Oak Tree Road, Tilehurst, Berkshire, RG31 6JU**  
**£915,000 Freehold**

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Residential Sales & Lettings

- Impressive Detached House
- Solar Panels & Air Source Pump
- Refitted Open Plan Kitchen/Living Area
- 4 Piece Family Bathroom
- Useful Detached Garden Annex

- Ample Driveway Parking With Detached Garage
- Study, Dining Room & Orangery
- 4 Double Bedrooms
- Large South Facing Rear Garden
- Double Glazing Throughout

Situated on a highly regarded tree lined address, this exceptional 4 bedroom detached house occupies a generous plot and established south facing gardens with the addition of a garden annex. This ideal location is within under 5 minutes walk of Tilehurst Train Station (Reading Mainline, London Paddington, Oxford, Didcot) and local convenience stores as well as being within 1 mile of Tilehurst Village with a further range of amenities and the River Thames in neighboring village of Purley-on-Thames which is surrounded by miles of open countryside.

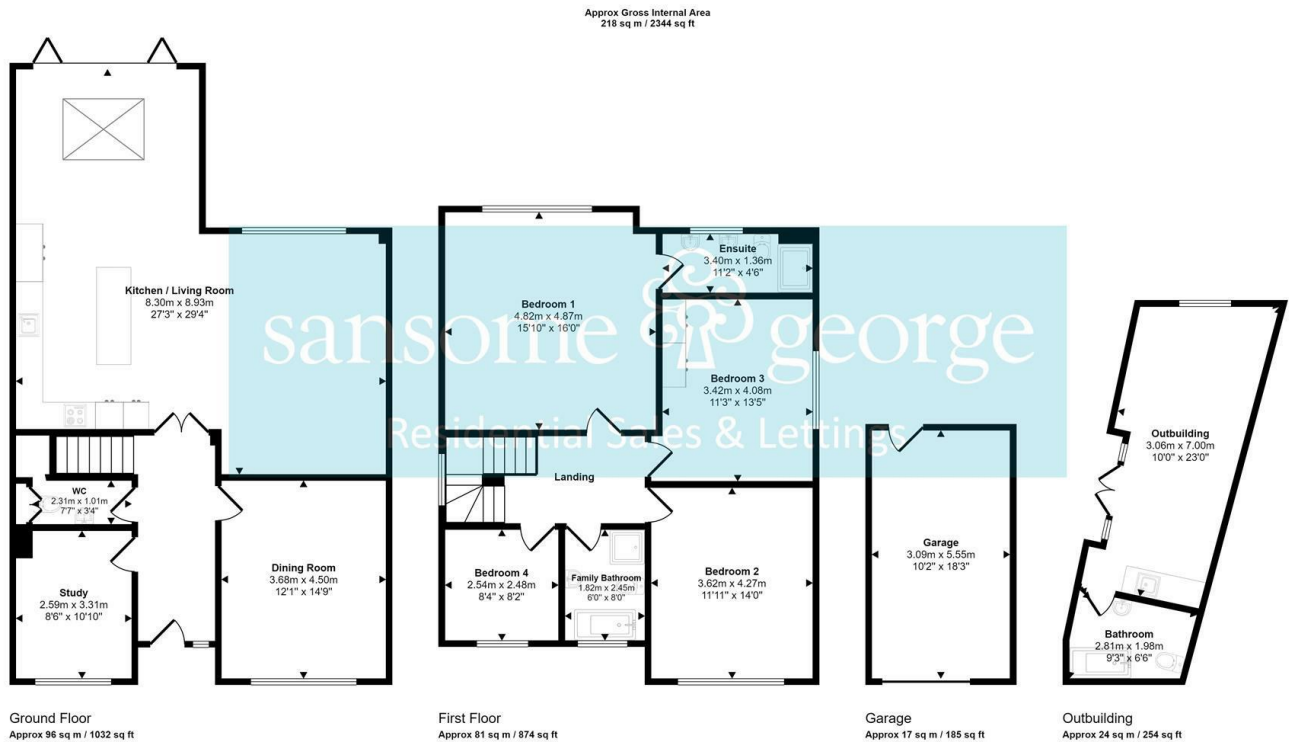
This ideal family home benefits from 'myenergi' - a state of the art eco smart system that is designed to control your devices 24/7 by managing the energy usage remotely for the home, along with the electric powered vehicles. Combined with an air source pump and roof solar panels this property is perfect for reducing running costs. Accommodation comprises entrance hall, ground floor WC, an impressive open plan kitchen/living area leading to an orangery with bi-fold doors, dining room and study. The first floor offers four good sized bedrooms featuring an ensuite shower room to bedroom one and a four piece family bathroom. Further benefits include underfloor heating and double glazed windows throughout.

To the rear of the property is a large south facing secluded rear garden with spacious decking area, along with the added advantage of a detached garden annex, which can be extremely useful to house a relative. To the front, there is additional lawn space leading to ample driveway space with parking for several vehicles and a detached garage with power, lighting and electric car charger (32 Amp) Fast charging.

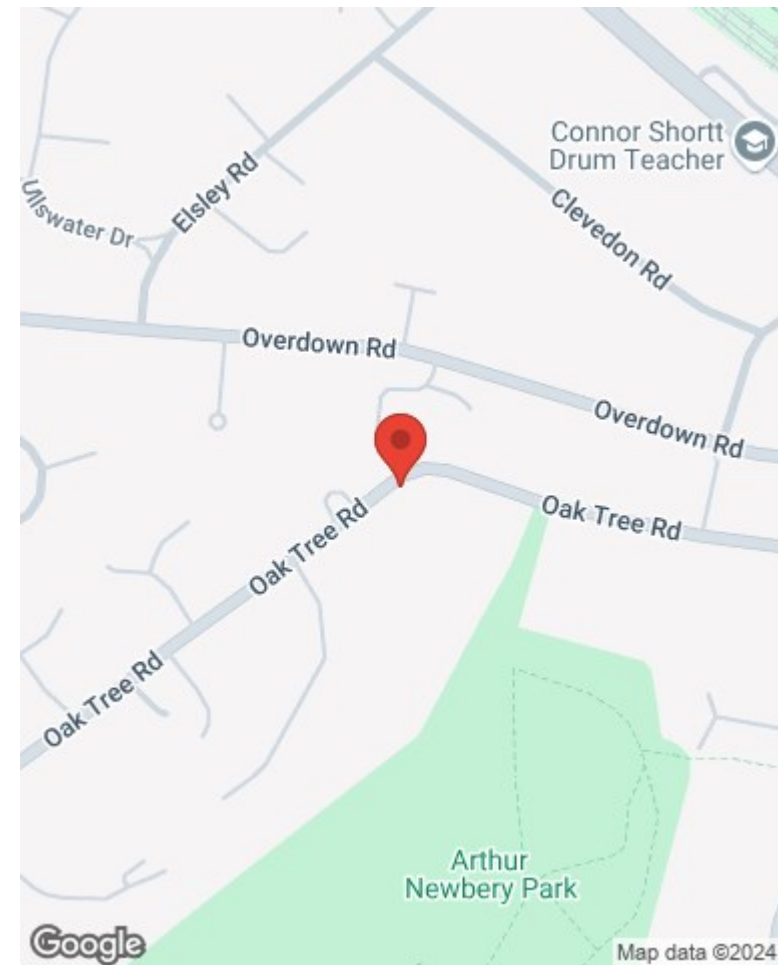
Properties in such a sought after location are very rare to the market hence this home is sure to attract early and strong interest. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band G





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Misrepresentation and Misdescriptions Acts**

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