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51 Victoria Road, Tilehurst, Bekrshire, RG31 5AB
Guide Price £600,000 Freehold

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Residential Sales & Lettings

- Characterful Three Storey Semi-detached Home
- Bay Fronted Living Room
- Kitchen/Breakfast Room Opens To Family Room
- Southerly Facing Landscaped Rear Garden
- Driveway Parking

- Four Bedrooms
- Ground Floor WC & Separate Utility Room
- Modern Fitted Family Bathroom
- Home Office/Wood Cabin
- No Onward Chain

A highly sought after and attractive character semi-detached house situated on a well regarded established residential road in the heart of Tilehurst Village. This ideal location is convenient for local amenities to include various shops, cafes, pubs and restaurants, as well as several bus services into Reading town centre which is approximately 4 miles away.

This delightful home is also well within the catchment of regarded primary and secondary schools, with a short to Arthur Newbery Park and a circa 20 minutes walk from the Tilehurst train station, linking Reading main line, to London Paddington, Oxford and Didcot. Junction 12 of the M4 motorway is just under 3 miles commute by car via the A4 Bath Road.

Beautifully presented and lovingly maintained throughout, this desirable extended home enjoys a lovely blend of original features to include dressed exposed floor boards, fireplaces, high ceilings and large windows prompting great natural light throughout. All of which are complemented by a well tended and established southerly aspect rear garden. The versatile and well proportioned accommodation totalling 1589 sq. ft. (148 sq. m.) is arranged over 3 storeys. This stunning property is approached via block paved driveway with decorative iron railings, established hedging and flower/shrub beds, with a useful gate giving access to the side and the original open porch over the front door. The entrance hall has stairs rising to the first floor with doors opening to the kitchen, a separate side aspect utility room with fitted unit and Belfast sink, with the front aspect living room offering a bay window and open fireplace being flanked by fitted storage and shelving to either side. The side aspect kitchen/breakfast room opens to a versatile family room with rear aspect French doors to the rear garden. The well appointed kitchen is fitted with a comprehensive range of units with solid wood block work tops, ceramic sink, integrated ceramic hob and electric oven. A door between the kitchen and family room leads to a handy ground floor cloakroom. The first floor landing has stairs rising to the second floor and also serves three good sized 'double' bedrooms and a separate side aspect family bathroom with white suite including shower over bath. A generous main bedroom occupies the professionally converted loft space which includes a full width dormer spanning the rear of the roof.

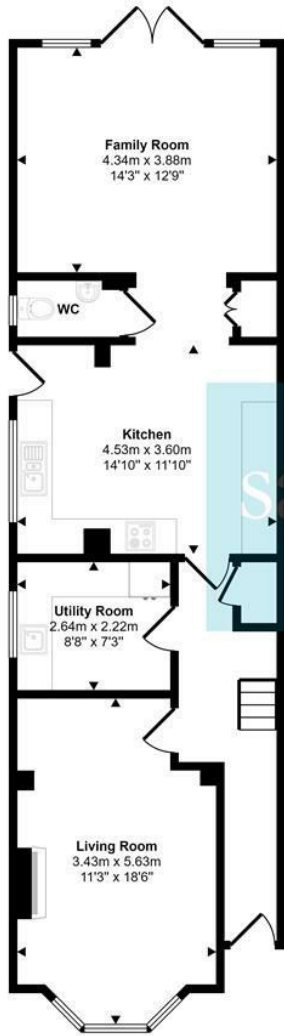
Outside, the generous rear garden further complements the property and boasts a predominantly southerly aspect. All enclosed by wooden fencing, a paved patio with raised flower/shrub beds, adjoining a lawned garden with mature trees and shrubs. There is also a brick paved path leading to two garden sheds and a versatile Log Cabin/Home Office with power and internet. No onward chain complications.

For further information or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council - Band E

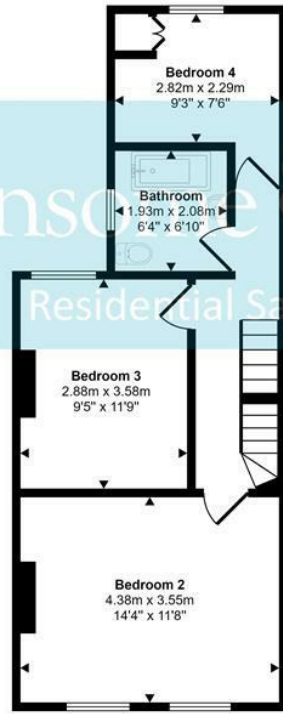


Approx Gross Internal Area
160 sq m / 1722 sq ft

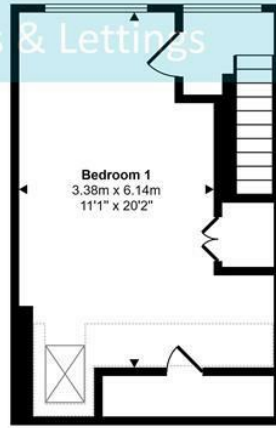


Ground Floor
Approx 72 sq m / 771 sq ft

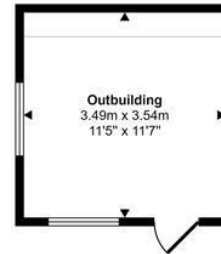
Denotes head height below 1.5m



First Floor
Approx 45 sq m / 487 sq ft

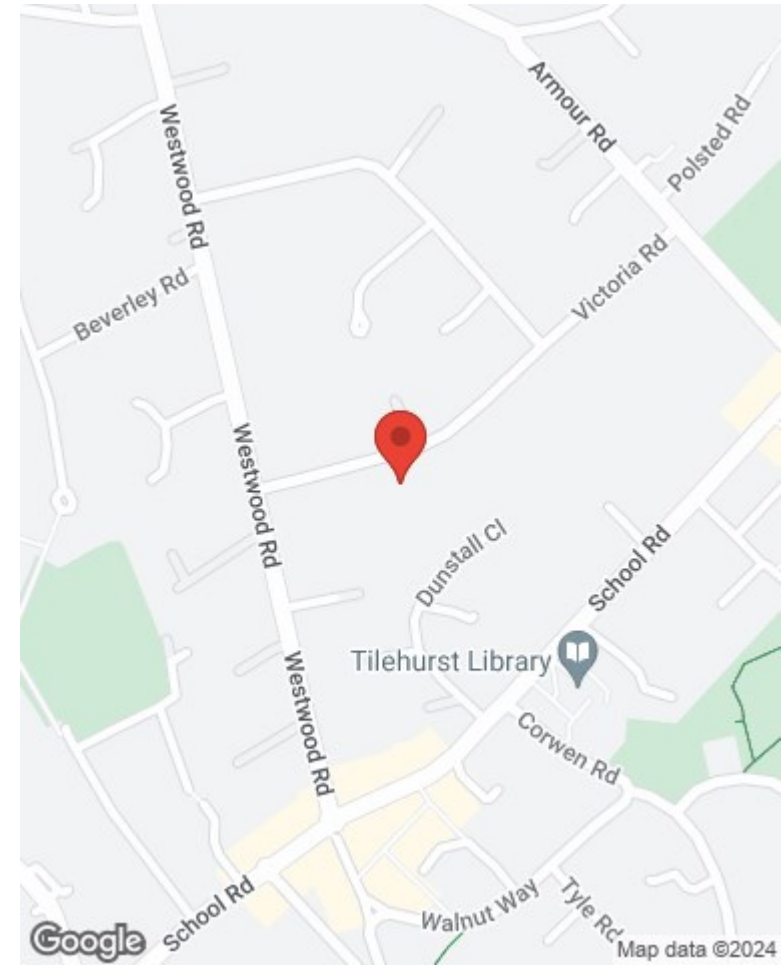


Second Floor
Approx 31 sq m / 331 sq ft



Outbuilding
Approx 12 sq m / 133 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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