



sansome  george

37 Drayton Road, Reading, RG30 2PH
£475,000 Freehold

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Residential Sales & Lettings

- Extended 1930' Semi Detached House
- Well tended southerly aspect Rear Garden
- Sought after open plan kitchen/dining/living room
- Modern three piece Bathroom
- Driveway Parking

- Located close to amenities and public transport
- Lounge with bay window and wood burner
- 3 well proportioned Bedrooms
- Tandem length Garage
- Potential to further extend (subject to consents)

A well-presented and extended classic 1930's double bay fronted semi detached home conveniently situated on the borders of West Reading and Tilehurst. This charming home is within close proximity of a host of amenities including regular Bus Services, Prospect Park, Doctors Surgery, reputable schools as well as a wealth of shops (including Tesco Extra 24 hour Supermarket & Waitrose), Cafes, Restaurants and Takeaways. Reading's vibrant Town Centre (with Mainline Train Station) is approximately 2 miles to the east and both Tilehurst Train Station (Oxford) and West Reading Train Station (Newbury, Basingstoke & London via Reading Mainline) are each approximately 1 mile away. Junction 12 of the M4 Motorway is approximately a 10 minute commute by car via the A4 Bath Road.

Complemented by a lovely southerly aspect rear garden, tandem garage alongside and driveway parking to the front, this delightful property is approached via the original open porch with two tone quarry tiled step and UPVC composite front door opening to the entrance hall. Stair rise to the first floor landing and doors open to the kitchen/dining area and the separate front aspect Lounge with bay window and open fireplace housing wood burner. The kitchen/dining/living space to the rear of the property features French doors from the sitting area opening to the rear garden and a courtesy door from the kitchen leads to the garage. This sought after and versatile space includes a stylish fitted kitchen features integrated appliances to include dishwasher, fridge, freezer, oven and hob as well as incorporating a breakfast bar. Stripped wood effect flooring throughout this space and into the hallway gives great continuity and practicality. On the first floor, the central landing services 3 separate well proportioned bedrooms and a contemporary fully tiled side aspect bathroom with white suite which includes shower over bath. Outside, the established rear garden is enclosed by wooden fencing and brick walls and comprises of paved patio, lawn with planted flower/shrub beds, mature bushes, gravel area and a raised deck. A useful door leads to the garage which has light, power and plumbing for washing machine.

This sought after property also enjoys potential for further enlargement (subject to necessary consents) with opportunity to extend further to the rear, the side or into the loft space as many other neighbours having already done so. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band D





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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