



sansome  george

26 Canterbury Road, Reading, Berkshire, RG2 7TB
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- Extended Semi Detached House
- Versatile Outbuilding Ideal As A Home Office/Gym/Annexe
- Living Room leading to Conservatory
- 16' Dual Aspect Dining Room
- Three 'Well Proportioned' Bedrooms

- Off Road Driveway Parking
- Entrance Hall with stairs
- Modern Fitted 15" Kitchen with integrated appliances
- 4 Piece Ground Floor Bathroom plus separate W/C
- Lawned front Garden

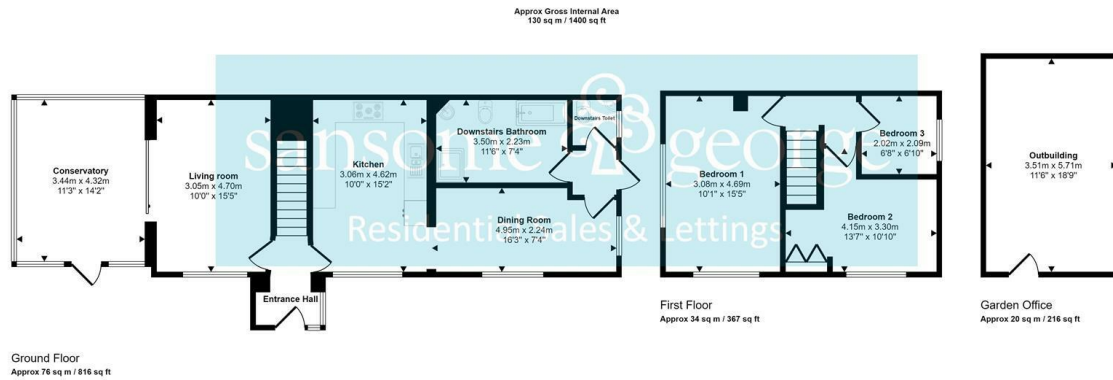
A deceptively spacious semi detached house that has been subject to recent improvement by the present owner yet offering further potential for enlargement or reconfiguration if so desired (and subject to necessary planning consents) enjoying great proportions throughout. The property is ideally located within close proximity of local shops, cafes and amenities to include numerous regular bus services. Supermarkets and retail parks are also within a short distance as is The Royal Berkshire Hospital and Reading University campus. Reading Town centre is conveniently 1.5 miles to the north and Junction 11 of the M4 motorway is a simple 3 mile commute to the south.

Approached via driveway providing parking for 2 cars with scope to be enlarged for more, a lawned frontage is enclosed by established hedging with a path leading to the front door which opens to the entrance hall. Stairs rise to the first floor and doors give access to the living room with sliding doors to the conservatory. To the right of the entrance hall, a well appointed 15" modern kitchen with ample storage and integrated appliances to include fridge/freezer, dishwasher and washing machine opens to the dual aspect dining room. A door from the dining room leads to the rear lobby with doors leading to the garden, a spacious four piece ground floor family bathroom with feature sky light, and also a useful separate cloakroom. On the first floor, the landing services three separate bedrooms including a 15' x 10' dual aspect main Bedroom. Outside, a versatile detached brick built building measuring 18'9" x 11'6" makes an ideal home office/playroom/annexe/gym and includes light, power and internet.

Well presented throughout, other notable features include new UPVC double glazing and the installation of solar panels. This sought after home must be seen to be appreciated so please contact Sansome & George Estate Agents to discuss this property in more detail or to arrange a viewing appointment at your earliest convenience .

Reading Borough Council - Band C





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 misstatement. 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		89	90
(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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