



sansome  george

**16 The Cedars, Tilehurst, Reading, Berkshire, RG31 6JW**  
**£650,000 Freehold**

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Residential Sales & Lettings



- Individual detached house of 162 sq. ft. (151 sq. m.)
- Located within 1 mile of Train Station
- Entrance hall with cloakroom
- 13' fitted kitchen/breakfast room plus utility room
- Well tended rear garden with southerly aspect

- Well regarded cul-de-sac location
- Yards from Arthur Newbery Park and minutes from Tilehurst Village
- 17' lounge, 7' study, 11' dining room
- 4 bedrooms with spacious en-suite to bedroom 1
- Integral garage and driveway parking for 2 cars

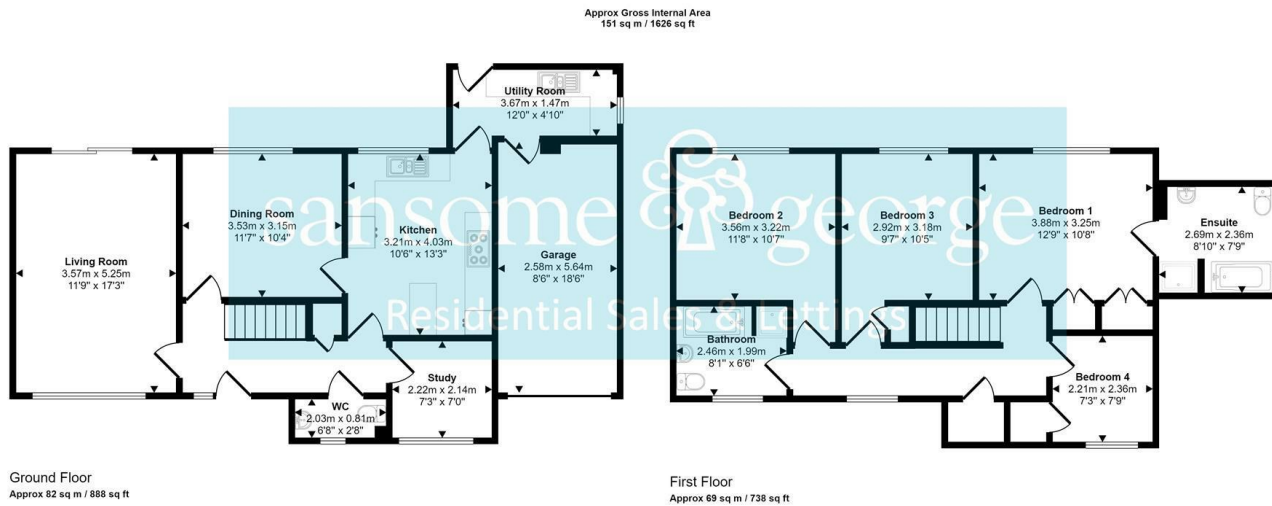
A beautifully maintained detached property occupying a tucked away position in a very well regarded cul-de-sac in the heart of Tilehurst. This ideal location is convenient for a host of amenities which include Tilehurst Train Station (Paddington, Oxford, Reading Mainline, Didcot) being under 1 mile (circa 15 mins walk) and with regular Bus Services nearby. Arthur Newbery Park is within yards, plus the property is within reputable primary & secondary school catchments and a range of shops, cafes, pubs and restaurants all nearby in Tilehurst Village centre. Reading Town Centre is approximately 4 miles to the east and Junction 12 of the M4 Motorway with Calcot Retail Park is also under 3 miles hence a simple commute by car via the A4 Bath Road.

Being over 1625 sq. ft. (151 sq. m.) in size, the property is approached via a paved frontage with raised beds and a block paved Driveway providing parking for 2 cars and access to the integral single Garage. There is a covered porch over the front door which opens to spacious entrance hall with stairs rising to the first floor landing and doors to all 3 separate Reception Rooms. Complemented by a useful ground floor cloakroom, the reception rooms comprise of a versatile Study, 17' dual aspect Living Room with patio doors to rear garden, and 11' Dining Room with interlinking door to the modern fitted Kitchen/Breakfast Room (with integrated appliances). From the kitchen, a door leads to the side aspect Utility Room with courtesy doors to Garden and Garage. On the First Floor, the property offers 4 'well proportioned' bedrooms with spacious 4 piece en-suite to the main bedroom plus an additional 4 piece modern family bathroom (both with under floor heating). To the rear of the property, a well tended enclosed Garden enjoys a predominantly southerly aspect with established hedging providing a good level of seclusion. A paved patio spans the rear of the property and adjoins a lawn with raised flower/shrub beds. A secure gate also gives handy pedestrian access to the frontage. Other notable features include double glazing throughout and gas fired central heating to radiators.

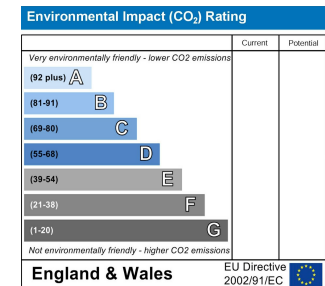
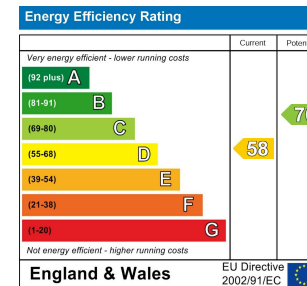
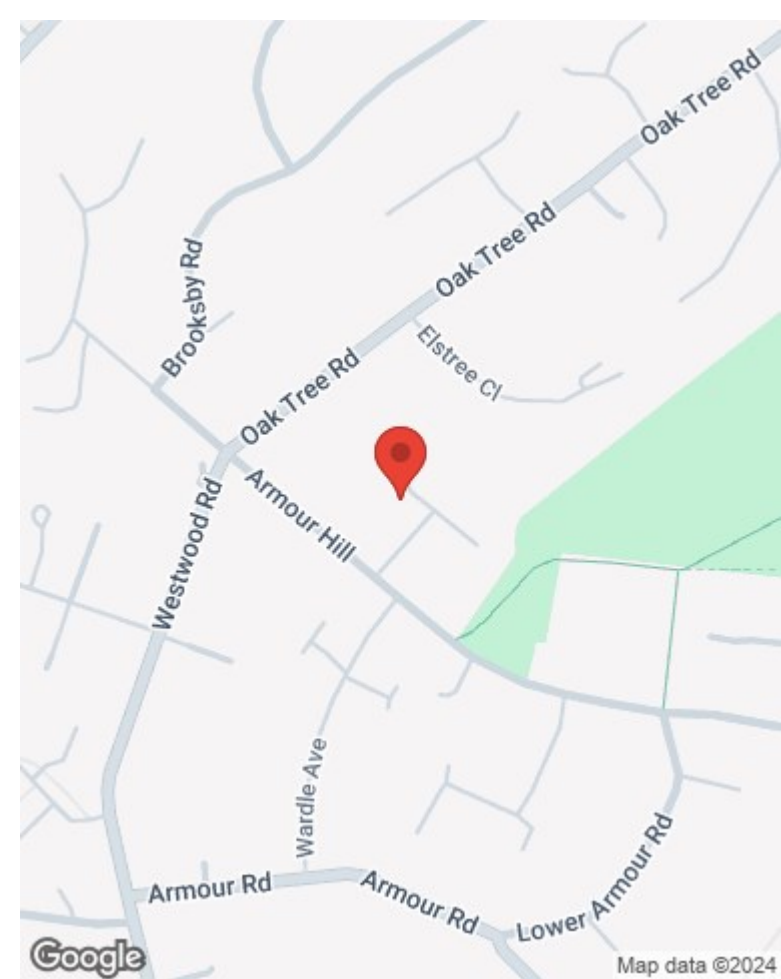
Please contact Sansome & George Estate Agents to discuss this superb home in more detail or to arrange a viewing at your earliest convenience.

Reading Borough 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 Snaggy 360.



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