



sansome  george

Holmcroft, 101 Langley Hill, Tilehurst, Berkshire, RG31 4EH
Offers In Excess Of £600,000 Freehold

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Residential Sales & Lettings

- Detached Cottage Built in 1903
- Rear Aspect Dining Room
- Ground Floor Shower Room & En Suite Shower to Bedroom 1
- Ample Driveway Parking Behind Electric Gates
- Solar Panels Housing Electric

- Living Room
- Kitchen & Utility Room
- Gas Radiator Central Heating & UPVC Double glazed Windows
- Large Mature rear Garden
- Sizable Detached Garage With WC

Built in 1903 Holmcroft cottage is situated on a magnificent plot behind gates in a popular residential location. Local shops, frequent bus services (number 17 route) to and from Reading town centre, miles of woodland and highly regarded schools are all easily accessible.

Accommodation comprises entrance hall, living room, dining room with log burner, kitchen, utility room and a ground floor shower room. The first floor offers three bedrooms featuring an ensuite shower to bedroom one.

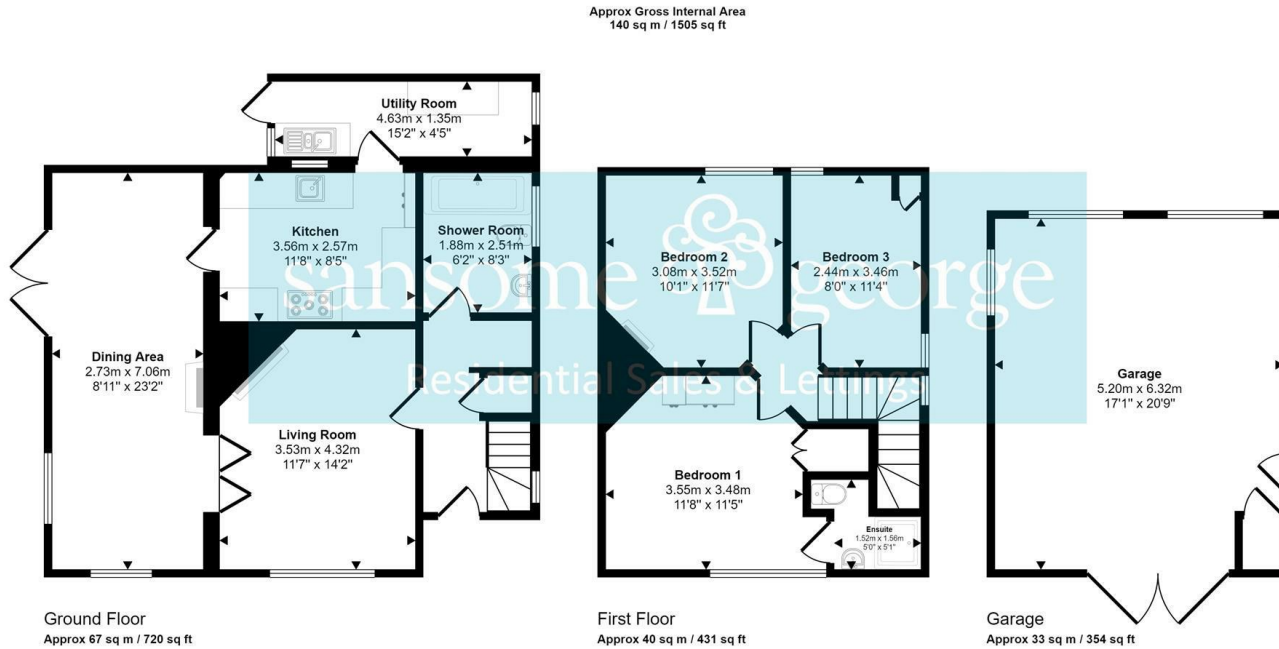
This fine characterful cottage had the added advantage of gas radiator central heating, UPVC double glazed windows and solar panels generating power to the home.

To the front is ample driveway parking enclosed by electric gates and separate pedestrian access. The rear garden is very well established and of a substantial size leading to a detached garage with light, power and WC.

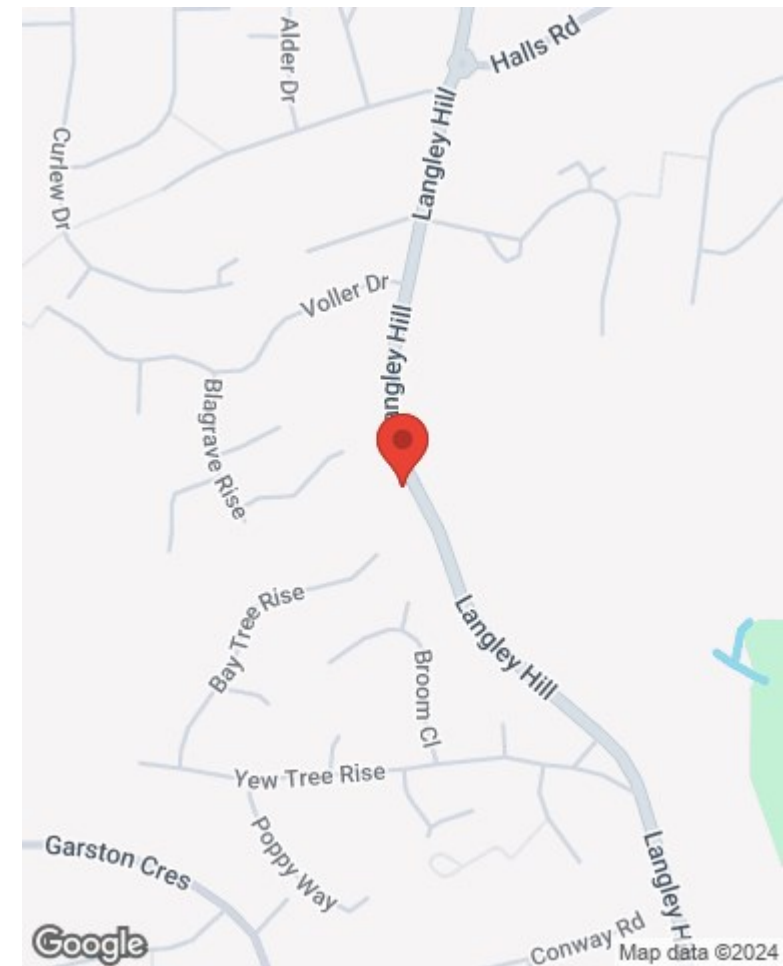
Please contact sole selling agent 0118 942 1500 to arrange a viewing or request further information.

Council Tax Band E - West Berkshire.





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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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