



sansome  george

6 Robin Way, Tilehurst, Reading, RG31 4SW
Offers In Excess Of £425,000 Freehold

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Residential Sales & Lettings

- Versatile Semi Detached Home
- Front Aspect Living Room
- Ground Floor Cloakroom
- Modern Bathroom & Separate WC
- Driveway Parking

- Three/Four Bedrooms
- Rear Aspect Kitchen/ Diner
- Family Room/ Bedroom 4
- Landscaped Rear Garden
- Cul-De-Sac Location

A three/four bedroom Haddock built semi detached home offering versatile accommodation of great proportions throughout. Ideally located within sought after primary & secondary school catchments, minutes walk from woodland and open countryside as well as being close to playing fields, regular bus services, local convenience stores and pubs/restaurants. Tilehurst village with a range of services and amenities is just over 1 mile, Reading town centre approximately 5 miles to the East, and Junction 12 of the M4 motorway and Calcot retail park with hypermarket and Ikea just over 2 miles via the A4 Bath road.

With an open block paved frontage providing ample parking to the front, the property is approached via the front door opening to a useful porch with door to the 14' front aspect living room. modern fitted kitchen/diner with direct access onto the rear garden. From the kitchen, a door opens to a superb versatile family room/bedroom 4 with adjoining ground floor WC. The side aspect first floor landing services 3 well proportioned bedrooms, family bathroom with separate WC.

Other general notable features include gas fired central heating to radiators and UPVC double glazing throughout.

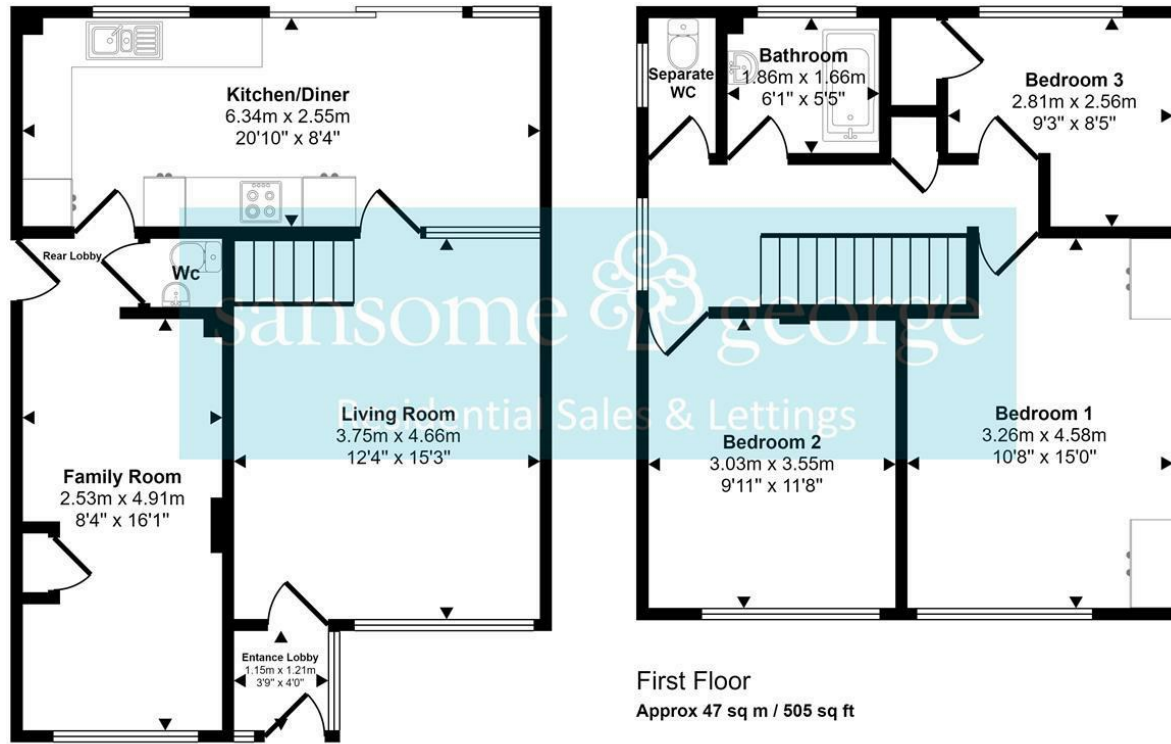
Outside, to the rear, is a good sized lawn garden, patio area which is fully enclosed and benefits from gated side access.

For more information on this home or to schedule a viewing appointment please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band D



Approx Gross Internal Area
99 sq m / 1063 sq ft



Ground Floor
Approx 52 sq m / 558 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.

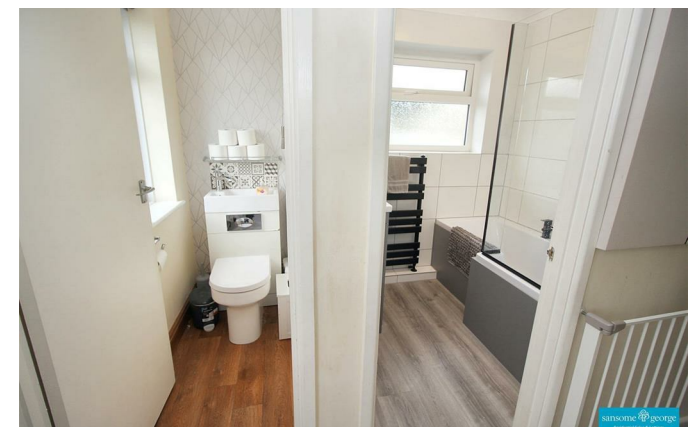


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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