



sansome  george

82 Halls Road, Tilehurst, Berkshire, RG30 4PU
Offers In Excess Of £500,000 Freehold

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Residential Sales & Lettings

- 3/4 Bedroom Extended Semi Detached Home
- Front Aspect Living Room & Rear Aspect Dining Room
- UPVC Double Glazed Windows
- Good Sized Rear Garden & Ample Driveway Parking

- Annex Potential - Home Office / Study /Family Room with Kitchenette / Gym / Ground Floor Bedroom / Shower Room With WC
- Modern Fitted Kitchen & First Floor Shower / Wet Room
- Gas Radiator Central Heating & Solar Powered Hot Water System
- No Chain

A fine example of a spacious and versatile three/four bedroom 'Haddocks' built double bay fronted semi detached home located in a favoured residential area on one of Tilehurst's most sought after roads. Local shops, the frequent number 17 bus service and reputable schools are all sited nearby. Tilehurst village which consists of a wealth of amenities and Junction 12 of the M4 motorway are also easily accessible.

Accommodation comprises entrance porch, entrance hall with stairs rising to the first floor, front aspect open plan living room with bay window leading to dining room, modern fitted kitchen and a ground floor WC. The first floor provides three well proportioned bedrooms that are serviced by a contemporary modern shower room. The annex, attached to the property, has a sizable office/family room or an optional ground floor living room, gym/bedroom and a ground floor shower room with WC.

This fine home is further complimented by gas radiator central heating throughout, UPVC double glazing, water softener and solar panels which heats the hot water.

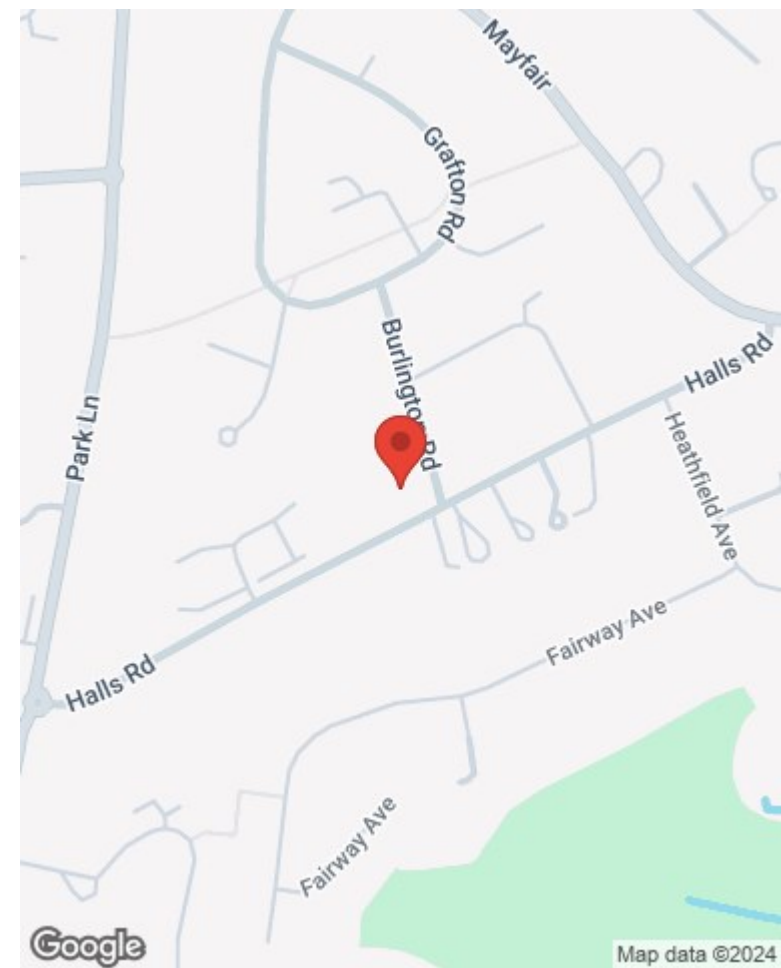
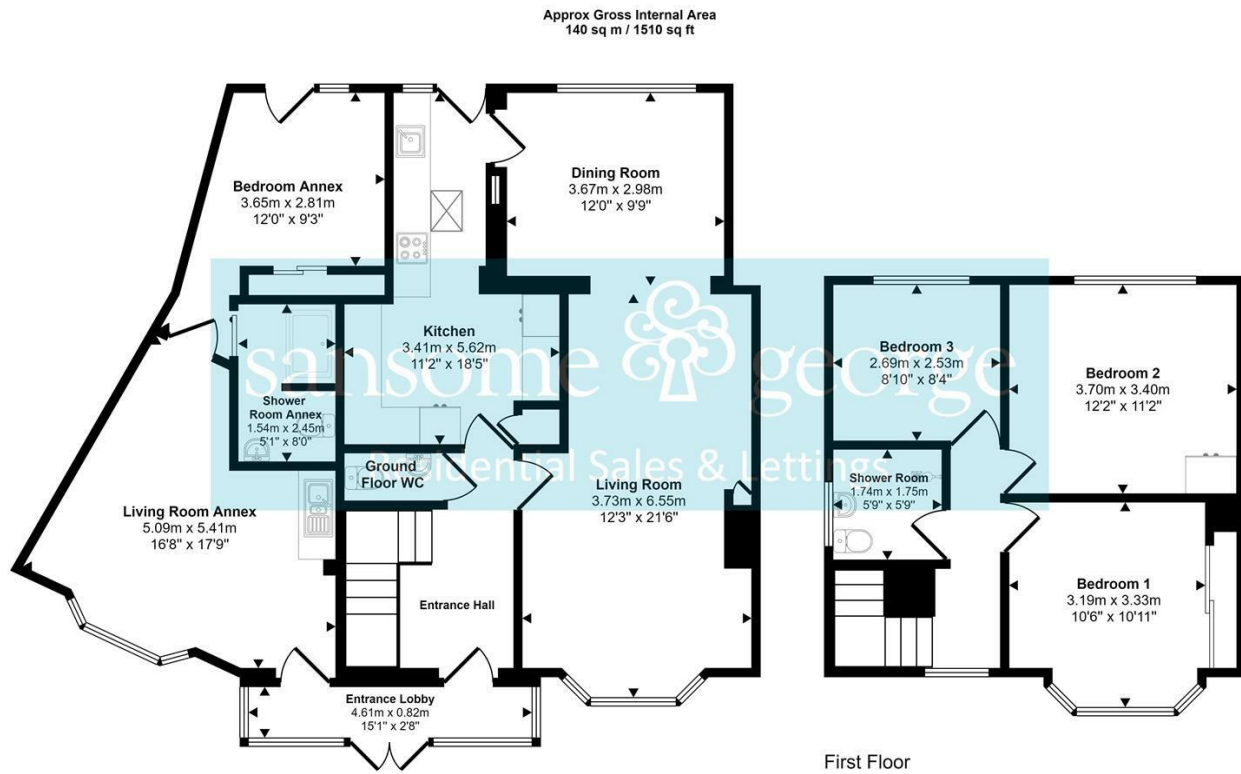
The exterior offers a landscaped rear garden mainly laid to lawn that is stocked with various flower and shrub borders, resin patio area & garden sheds. To the front is a well maintained garden and a good sized Resin constructed driveway providing ample off road parking.

In our opinion, this ideal family home offers flexible accommodation/ Annexe potential due to the versatility of the current configuration.

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

Council Tax Band D - Reading Borough Council.





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		74	81
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			

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.

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