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37 Crescent Road, Tilehurst, Berkshire, RG31 5AH
Guide Price £600,000 Freehold

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Residential Sales & Lettings

- Extended Semi Detached Home
- Well Presented Throughout
- Living Room, L-shaped Kitchen/Breakfast Room
- 3 Good Sized 1st Floor Bedrooms (1 En-suite)
- Versatile 2nd Floor 'Snug'
- Sought After Location Close To Tilehurst Village
- Entrance Hall With Cloakroom
- Utility Room, Integral Garage Plus Gated Driveway
- 2nd Floor Main Bedroom with En-suite
- South Facing Rear Garden

Having been modestly and thoughtfully extended to the side, rear and into the loft space, this fantastic semi detached home is located in a very well regarded residential road in the heart of Tilehurst Village. Being circa 4 miles to the west of Reading Town Centre, this ideal location is within minutes walk of Arthur Newbery Park, several regular frequent bus services and a range of amenities on offer in Tilehurst Triangle to include shops, supermarkets, cafes, pubs and restaurants. Sought after primary and secondary schools are also nearby and Tilehurst Train Station (Reading main line, London Paddington, Oxford, Didcot) is approximately 1 mile away and Junction 12 of the M4 Motorway being a within a 3 mile commute by car via the A4 Bath Road.

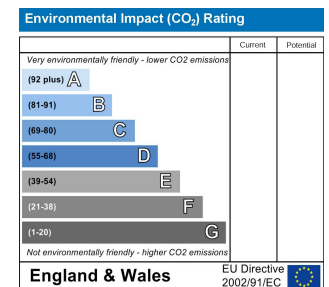
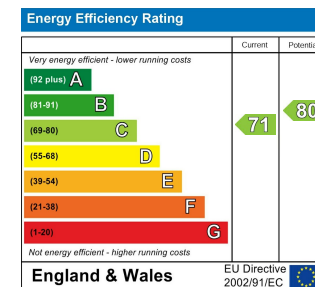
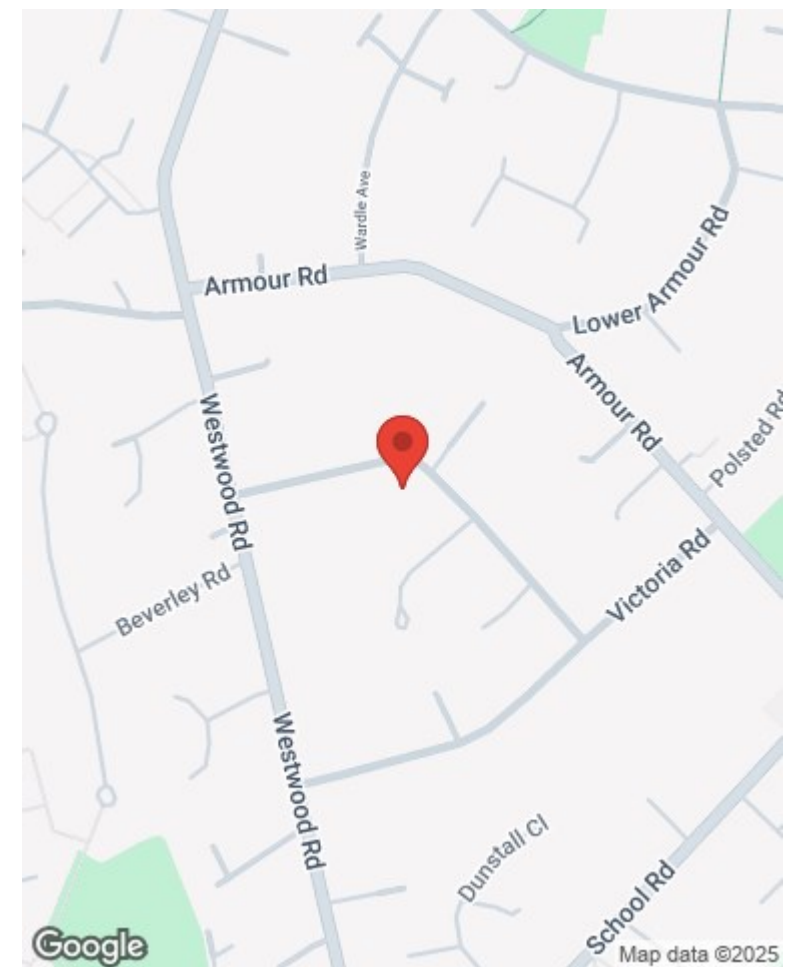
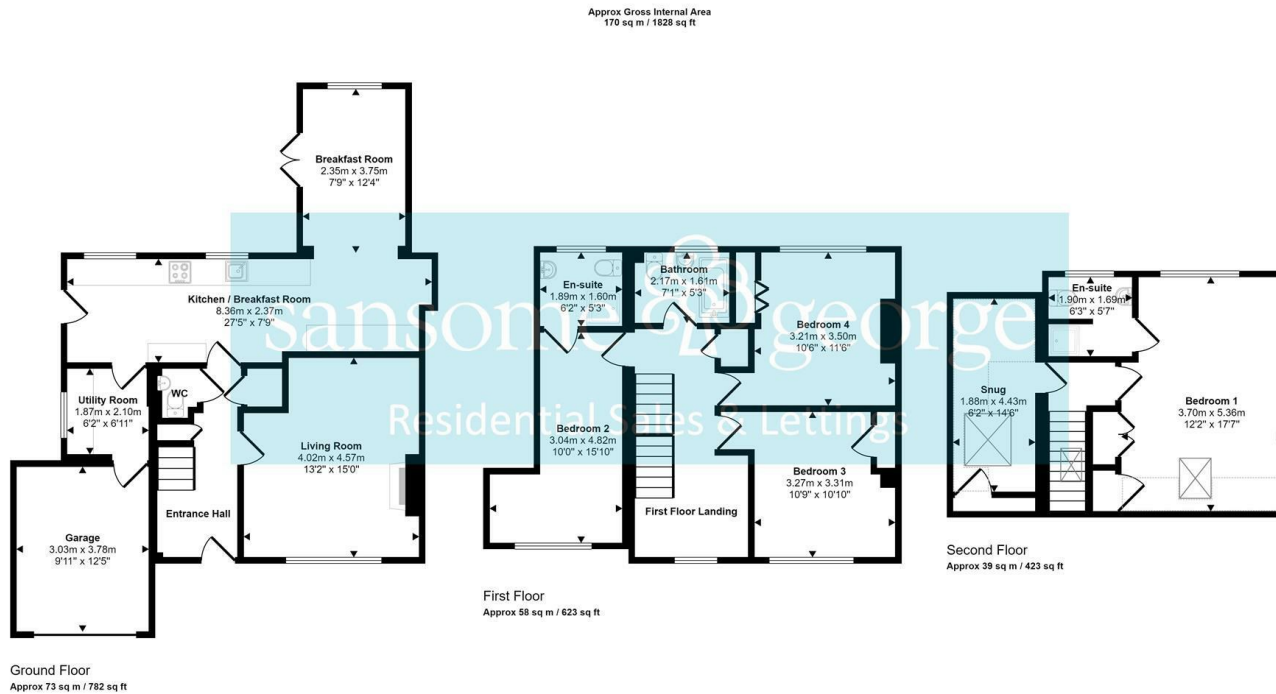
Beautifully presented throughout, the property is approached via a gravel driveway enclosed by fencing and mature hedging accessed via 5 bar gate ad providing parking for several vehicles, access to garage and side gate to side and rear garden. There is open covered porch over the front door which opens to the entrance hall where stairs rise to the first floor and doors lead to a handy ground floor cloakroom, front aspect Living Room with feature fireplace and the Kitchen/Breakfast Room. The superb L-shaped Kitchen/Breakfast Room spans the rear of the property with side aspect courtesy door and French doors from the breakfast area opening to the rear garden. The well appointed 'shaker' style kitchen includes twin integrated electric ovens, induction hob with filter hood over and dishwasher. A door from the kitchen leads to a useful side aspect utility room which in turn leads to the integral garage with light, power and roller door. On the first floor, the spacious landing services 3 well proportioned bedrooms and a rear aspect three piece bathroom. Bedroom 2 benefits from a rear aspect modern en-suite shower room. Stairs from the landing rise to the second floor where doors open to a versatile snug (with restricted height under eaves) and a generous main bedroom with built in wardrobes and a contemporary en-suite shower room. Outside, to the side of the property is a covered area with secure gate leads to the frontage. The established rear garden boasts a predominantly southerly aspect and comprises of patio area with pergola over which adjoins a lawned garden with planted flower and shrub beds and a garden shed at the bottom.

Other general features to note include gas fired central heating (unvented hot water system) and double glazing throughout.

Early interest is anticipated in this fantastic home so please contact Sansome & George Estate Agents for any further information or to schedule a viewing appointment at your earliest convenience.

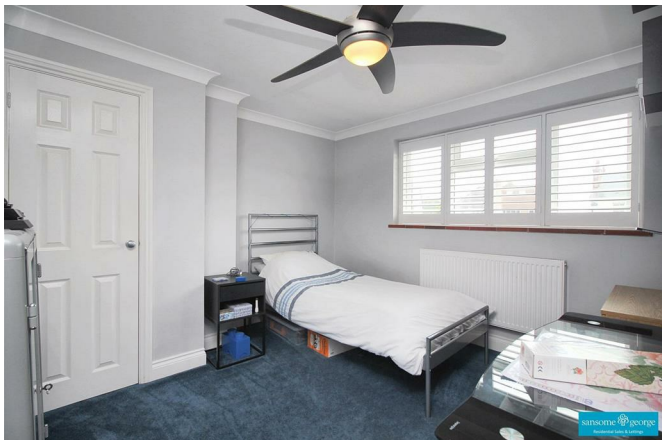
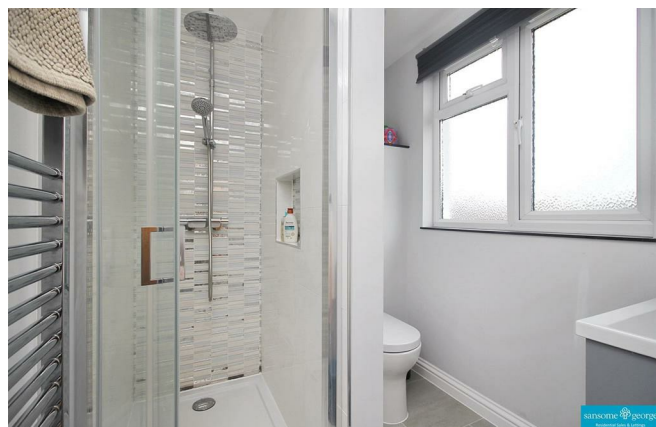
Reading Borough Council - Band D





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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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