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7 Park Lane, Tilehurst, Berkshire, RG31 5DJ
Offers In Excess Of £475,000 Freehold

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Residential Sales & Lettings

- 1930's Double Bay Fronted Semi Detached Home
- 13' Bay Fronted Living Room
- Conservatory
- Gas Radiator Central Heating
- Sizeable Garage, Carport & Ample Driveway Parking
- Ground Floor W/C
- Open Plan Kitchen/Dining Room
- Dual Aspect 4 Piece Family Bathroom
- UPVC Double Glazed Windows
- 120ft Landscaped Rear Garden

An attractive 1930s double bay fronted semi-detached house ideally located just minutes away from Tilehurst village which hosts a wealth of local amenities including, shops, independent businesses, pubs and restaurants. The property is also on the convenient 'Number 17' 24 hour bus route giving easy access to Reading town centre. Junction 12 of the M4 motorway and Calcot Retail Park is a 2 mile commute by car via the nearby A4 Bath Road. Highly regarded primary and secondary schools are also with close proximity.

Approached via block paved driveway providing parking for several vehicles, internal accommodation comprises entrance hall with stairs rising to the first floor landing and a ground floor WC, 13' living room with bay window and fireplace, desirable open plan kitchen/dining room with door to a versatile 15' conservatory with doors opening to the rear garden. On the First Floor, 3 separate bedrooms (2 doubles and 1 single) are serviced by a dual aspect four piece bathroom which includes a shower cubicle. Further general benefits include gas radiator central heating & UPVC double glazing.

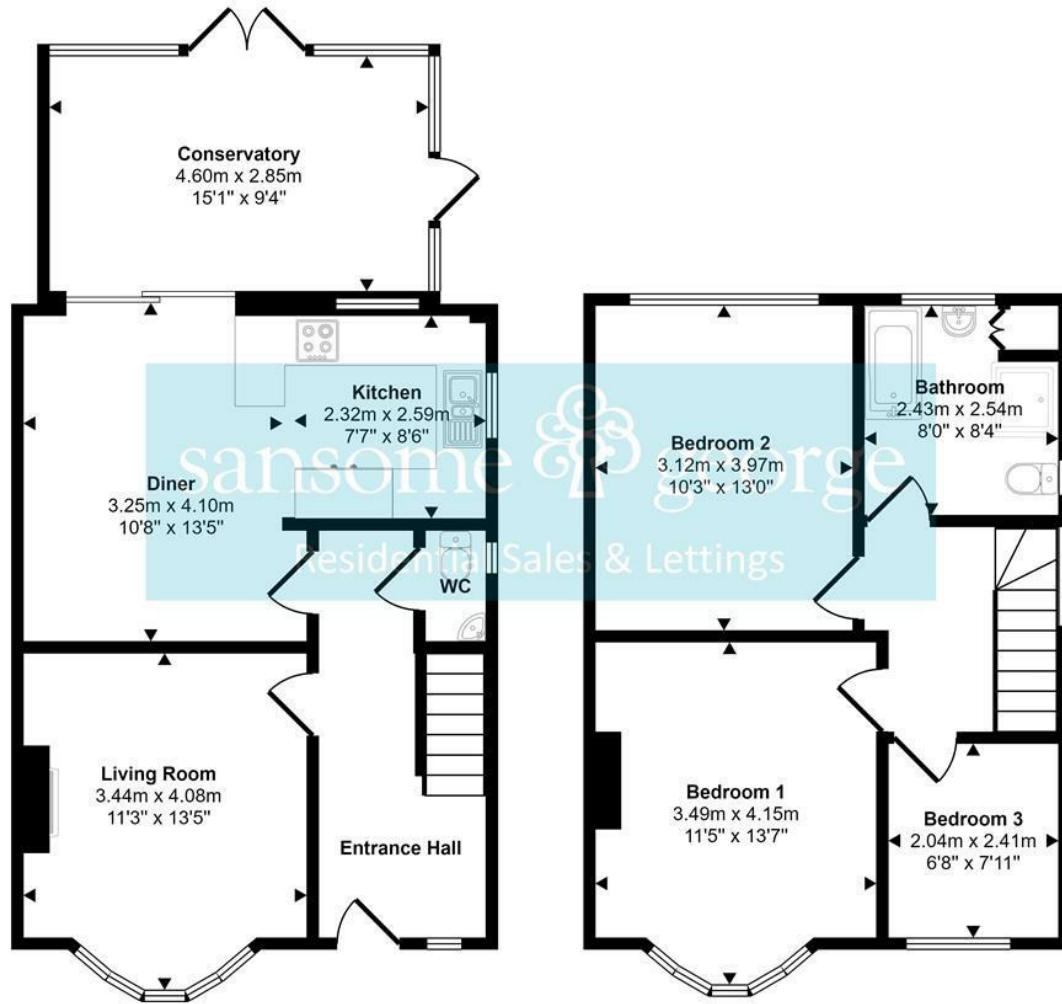
The rear garden is another outstanding and notable feature of this charming home. Measuring approximately 120' in length and enclosed by wooden panelled fencing, the garden boasts various shrubs, flower beds, patio area, shed and greenhouse. There is also a tandem length detached garage with light, power and a courtesy door to the garden plus a Car Port over additional driveway area to the side which is enclosed behind double gates.

To discuss this property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience as early interest is anticipated in this sought after home.

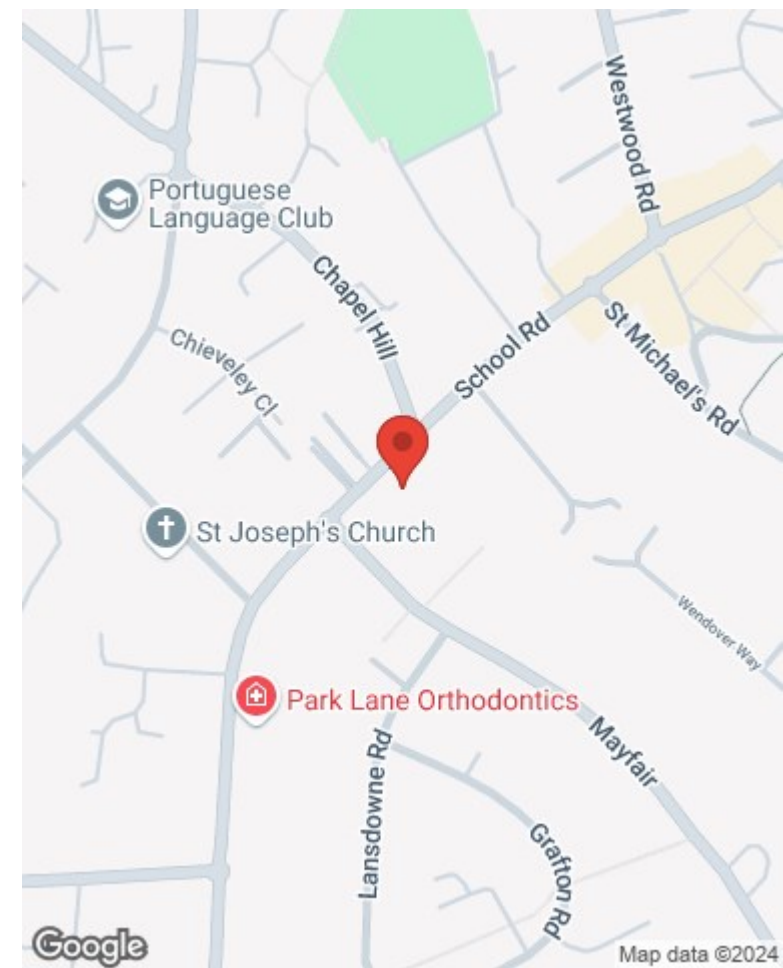
Reading Borough Council Tax - Band D



Approx Gross Internal Area
102 sq m / 1103 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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