



sansome  george

12 City Road, Tilehurst, Reading, Berkshire, RG31 5HB
£440,000 Freehold

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Residential Sales & Lettings

- Extended 1930' Semi Detached House
- Convenient Address Within Desirable School Catchments
- Entrance Hall & Ground Floor Cloakroom
- 18' Modern Fitted Kitchen
- Conetmporary 3 Piece Bathroom
- Established Rear Garden Of Circa 120' (aprox. 37 m.)
- Close To Local Amenities To Include Regular Bus Services
- 2 Separate Reception Rooms
- 3 'Good Sized' Bedrooms
- Driveway Parking

This classic and desirable 1930's semi detached house has been slightly extended with a subtle double storey extension to the rear to promote well proportioned accommodation yet also gives opportunity for further enlargement in the future (subject to necessary consents) to include the potential for loft extension or a further addition to the rear. Located on a favoured address, the property is ideally positioned within close proximity of all modern day conveniences. These include desirable primary and secondary school catchments, several regular bus services, green spaces to include Little Heath Park, local convenience stores with additional facilitates to include supermarkets, cafes, pubs and restaurants in nearby Tilehurst Village circa 1/2 mile away. Reading Town Centre is a simple commute of approximately 4 miles to the east by bicycle, public transport or car. Junction 12 of the M4 Motorway as well as Calcot Retail Park (with 24 hour Gym and Ikea) is just 2 miles away via the A4 Bath Road.

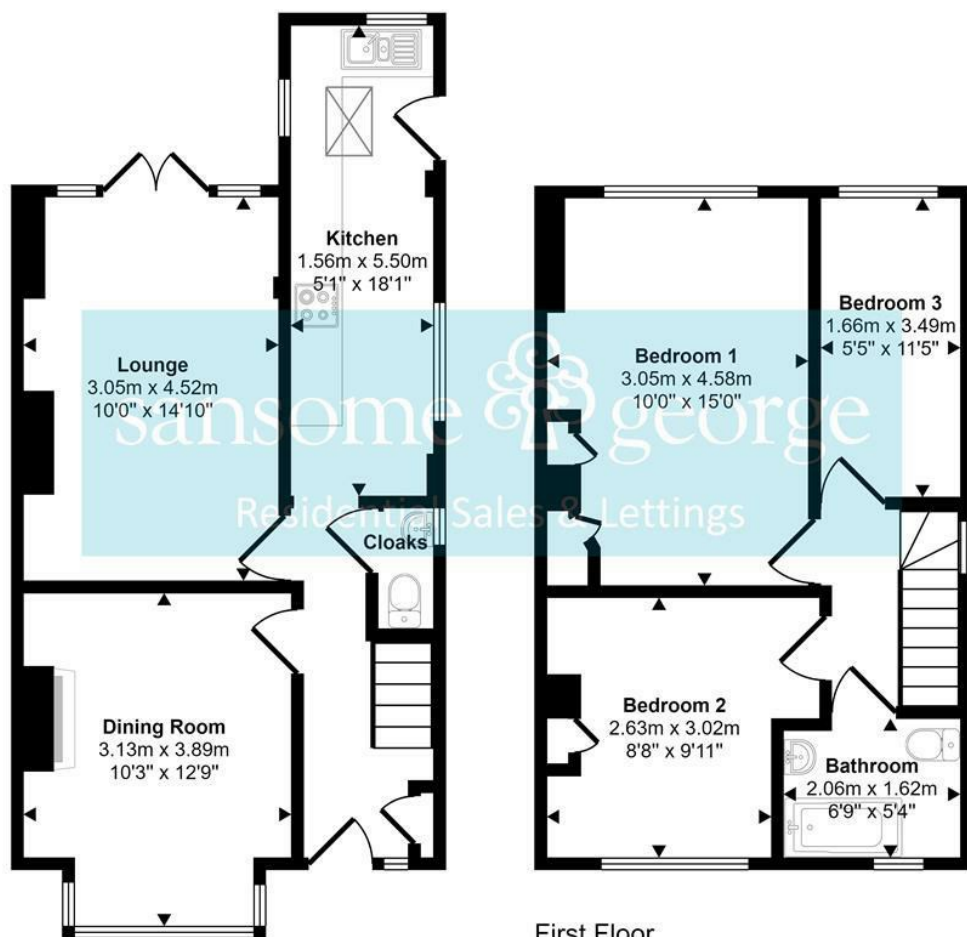
This attractive traditional home boasts a gated driveway to the front providing parking for several vehicles and with a useful secure side gate leading to an established rear garden of approximately 120' in length with deck, lawn and vegetable area with additional deck plus sheds/summer house/greenhouse all surrounded by wooden fencing with flower & shrub beds. The front door opens to the entrance hall where a staircase rises to the first floor and doors lead to all ground floor rooms. These comprise of a handy cloakroom under the stairs, 2 separate reception rooms, and extended modern kitchen flooded with natural light by triple aspect windows, 'Velux' roof light and a part glazed door to the rear garden. The reception rooms are currently arranged as a dining room with front aspect box bay window and open fire, and a separate extended Living Room with rear aspect French doors to rear garden. Exposed and dressed original floorboards provide great continuity, character and practicality to the reception rooms and entrance hall. The first floor offers 3 'good sized' bedrooms are serviced by a front aspect bathroom with heated towel rail, basin with vanity unit and shower over bath with glazed shower screen. The property is further complemented by UPVC double glazing and gas fired central heating to radiators.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band D



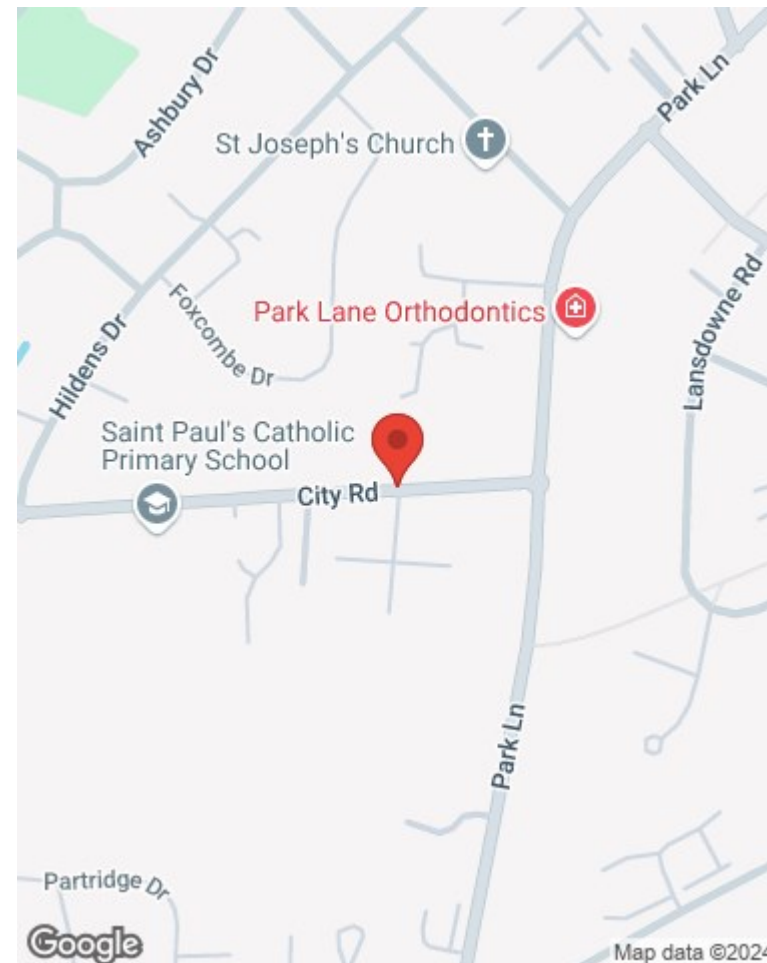
Approx Gross Internal Area
79 sq m / 850 sq ft



First Floor
Approx 37 sq m / 402 sq ft

Ground Floor
Approx 42 sq m / 447 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.

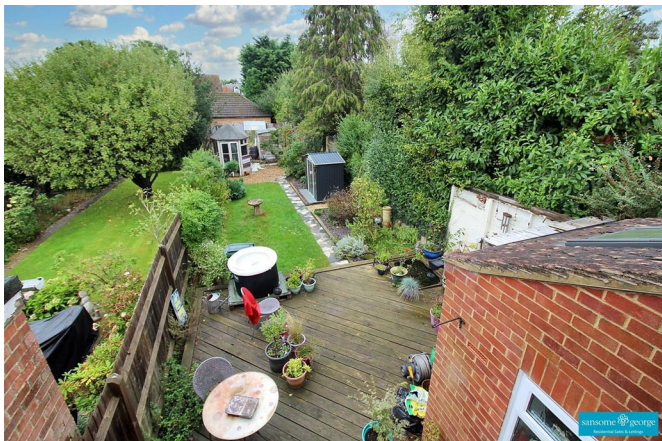


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	58	79

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