



sansome  george

46 Pierces Hill, Tilehurst, Reading, RG31 6RB
Guide Price £525,000 Freehold

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Residential Sales & Lettings

- Versatile & Well Proportioned Semi Detached Home
- 22' Living Room
- 10' Kitchen
- Fully Enclosed Rear Garden
- Popular Residential Address

- Five Bedrooms
- 11' Breakfast Room
- Shower Room & Separate Three Piece Bathroom
- Integral Garage
- No Onward Chain

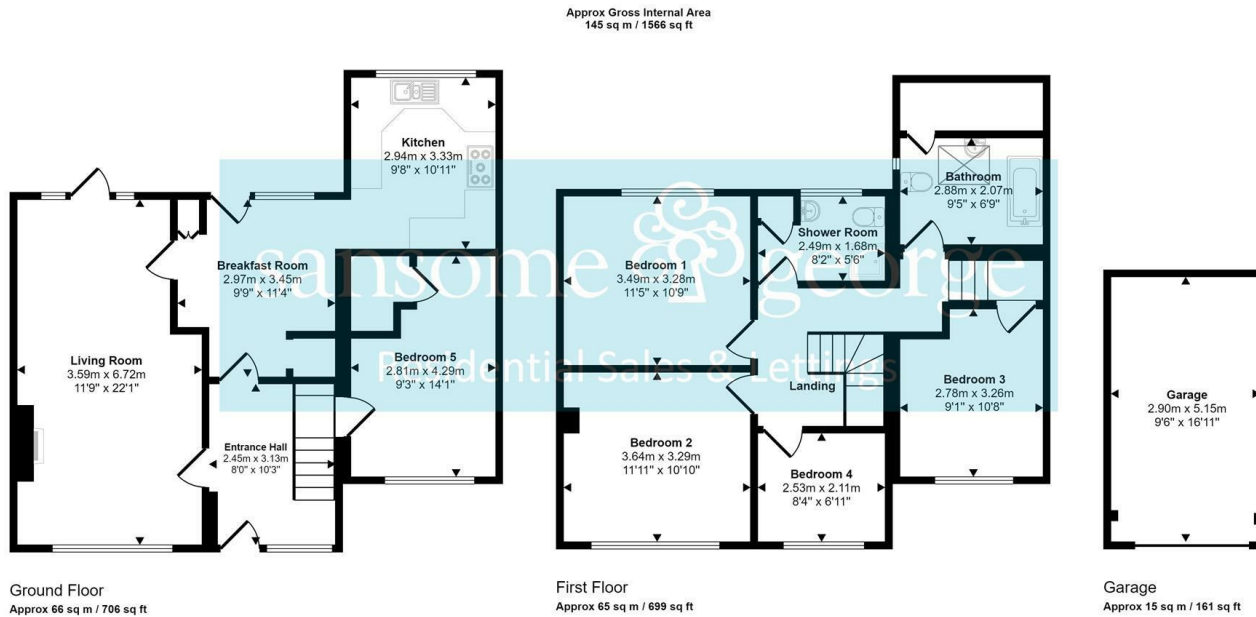
Offered to the market with the added advantage of no onward chain is this well presented, extended, five bedroom semi-detached home, located in a desirable address within a close walk of 'The Triangle' which hosts a wealth of cafes, bakeries, pubs, restaurants/takeaways, as well as a range of shops and other amenities. Nearby green spaces include the Victoria Recreation Ground and the Arthur Newbery Park. There are numerous regular bus services, all being within a few minutes walk, as well as being within the catchment of sought after primary and secondary schools. Tilehurst train station (London Paddington, Oxford, Didcot, Reading mainline) is just over 1 mile (approx. 25 mins walk), Reading Town Centre is approximately 4 miles to the east and Junction 12 of the M4 motorway with Calcot retail park, including Ikea, is a simple commute of under 3 miles via the A4 Bath Road.

Accommodation consists of an entrance hall with stairs rising to a bedroom/ family room and the first floor, 22' living room, 11' breakfast room and 10' well appointed kitchen. The first floor comprises of a landing leading to three well proportioned bedrooms serviced by shower room and separate three piece bathroom, and stairs rising to a further double bedroom. This fine home also benefits from UPVC double glazing & gas radiator central heating. The exterior offers a fully enclosed landscaped rear garden that is mainly laid to lawn, patio area, timber summer house/home office, various shrubs/plants to borders. To the front is integral garage with up and over door and driveway parking.

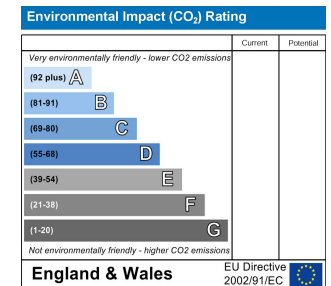
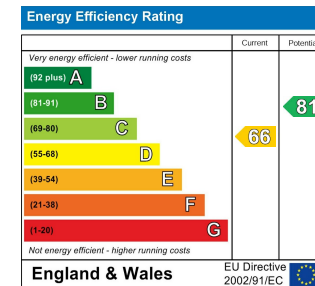
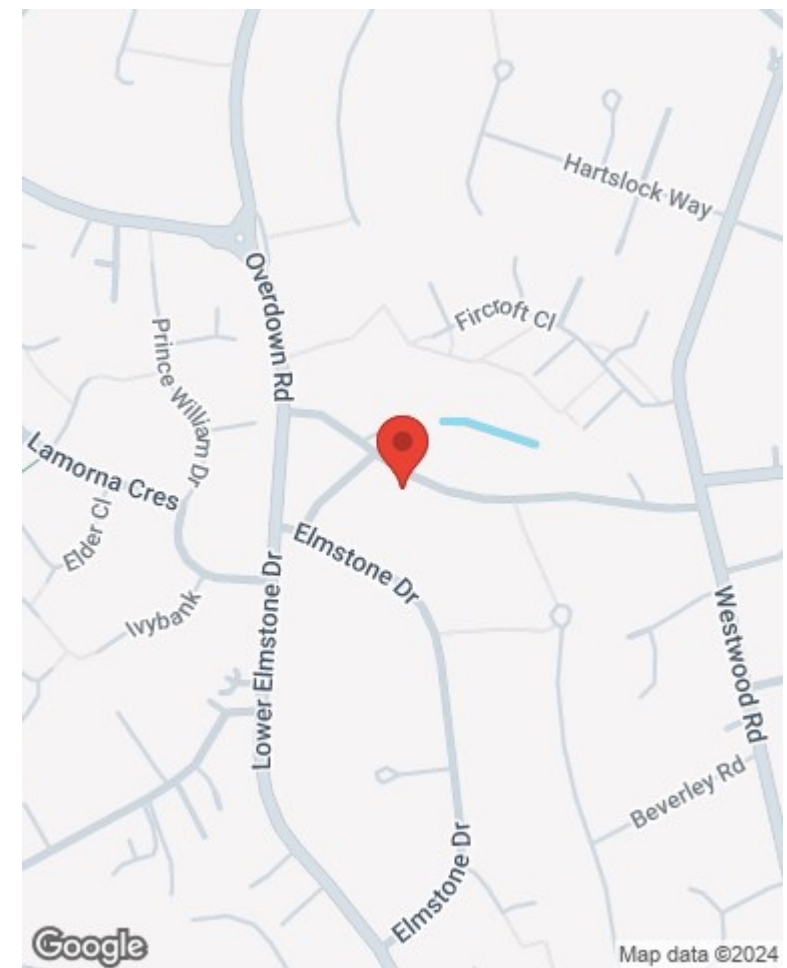
To arrange an appointment to view or to discuss this versatile rarely available home in more detail, please contact Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council - Band E





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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