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33 Victoria Road, Tilehurst, Reading, RG31 5AB
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Extended Semi Detached House
- Sought After Residential Address
- Porch, Entrance Hall & Cloakroom
- Kitchen & Utility Area Opening to Garage
- 3 Piece First Floor Bathroom

- No 'Onward Chain' Complications
- Approx. 220' Established South Facing Rear Garden
- 2 Reception Rooms Plus Sun Room
- 3 'Well Proportioned' Bedrooms
- Gated Frontage With Driveway

Offered with the advantage of no 'onward chain' complications, this sought after semi detached house is found on a well regarded residential address in the heart of the Tilehurst Village and boasts a sizable and established southerly aspect rear garden. This convenient location within a short walk to a range of services and amenities to include Victoria Recreation Ground, Arthur Newbery Park and Tilehurst Village offering a selection of varied shops, supermarkets, cafes, restaurants, and pubs. Regular bus services are nearby and Tilehurst Train Station (Reading Main Line, Oxford, Didcot) is approximately 15 minutes walk. Both Reading Town Centre and Junction 12 of the M4 Motorway are each approximately 4 miles away and hence a simple commute.

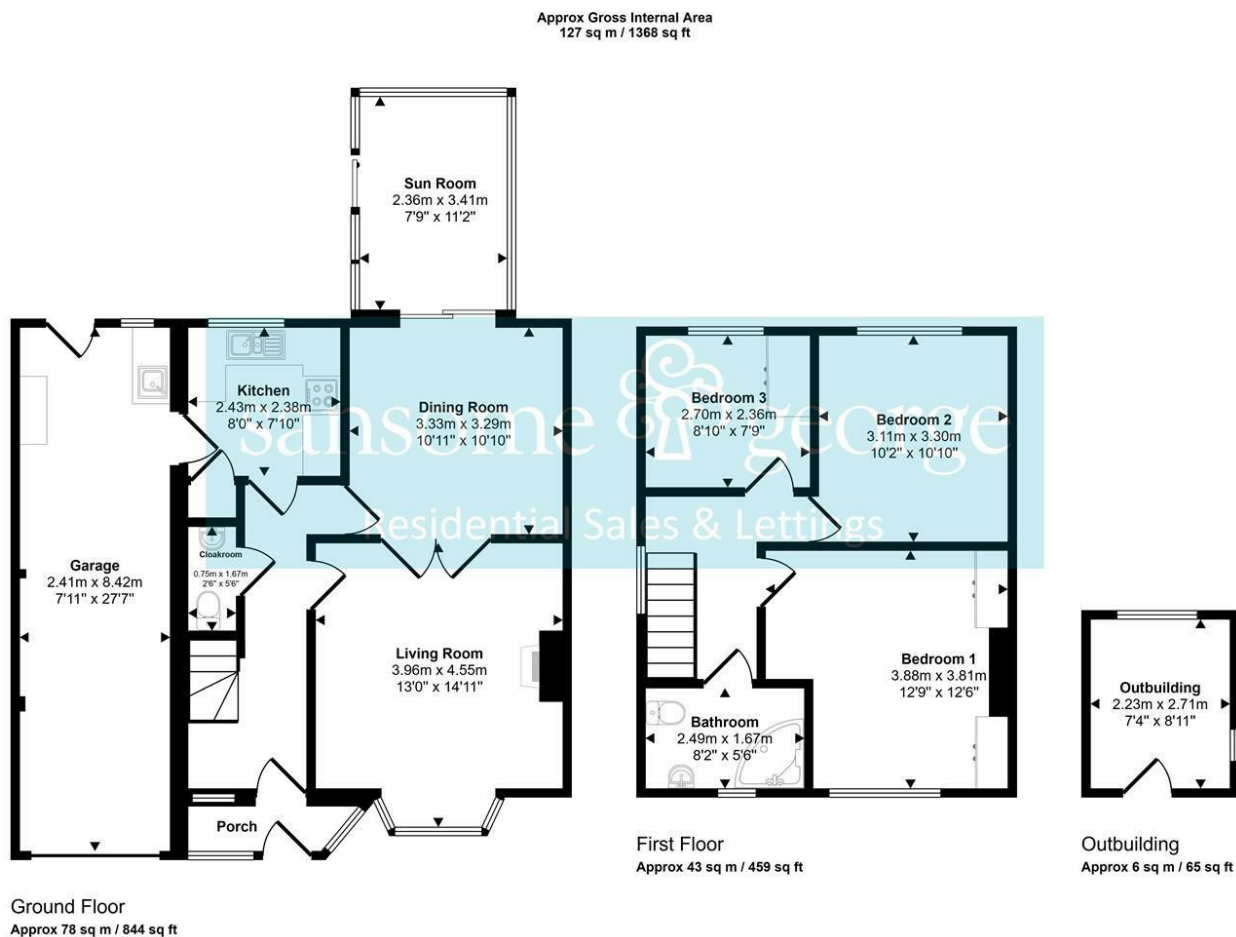
This popular home offers the ideal opportunity for a new owner to update and personalise to their taste and needs as well as offering further potential for enlargement, extension and re-modelling (subject to necessary consents). Approached via a gated driveway which leads to a single garage, the frontage sits behind a low level brick wall with decorative paving and shrubs beds. A UPVC double glazed door opens to a handy porch which in turn has the front door opening to the entrance hall. From the entrance hall, stairs rise to the first floor and doors open to kitchen, both reception rooms and a useful ground floor WC. The front aspect living room boasts a front aspect bay window, feature open fireplace and double opening doors leading to a dining room with patio doors opening to a versatile sun room which includes a roof light window and side aspect patio door opening to the garden. The rear aspect kitchen has access to an under stairs larder cupboard and a door opening to a handy utility area which is open plan to the garage and also has a courtesy door to the rear garden. The side aspect first floor landing services 3 bedrooms and a separate front aspect bathroom which includes shower over bath. The property is complemented by UPVC double glazed windows and central heating to radiators via the gas fired boiler located in the kitchen.

The much larger than average rear garden is another notable and outstanding feature of the home. Boasting a southerly aspect and measuring approximately 220 ft. (65 m.) in length and widening to a 'double' plot of circa 40' in width at the end. A patio area to the rear of the property leads to a versatile brick built outbuilding (potential for use as home office or workshop) and also adjoins the established rear garden which includes lawned areas, mature trees providing a high level of seclusion as well as planted shrubs and flower to beds and an additional timber built shed/summer house.

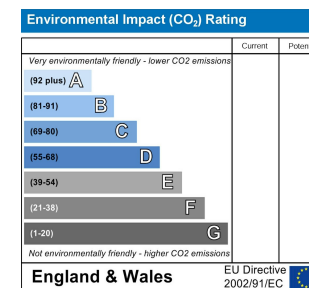
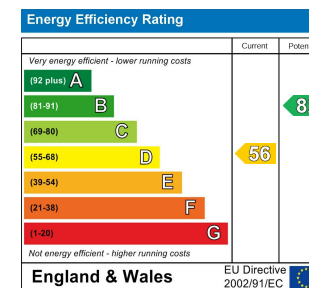
Please contact Sansome & George Estate Agents for more information or arrange a viewing appointment at your earliest opportunity.

Reading Borough Council - Tax Band D



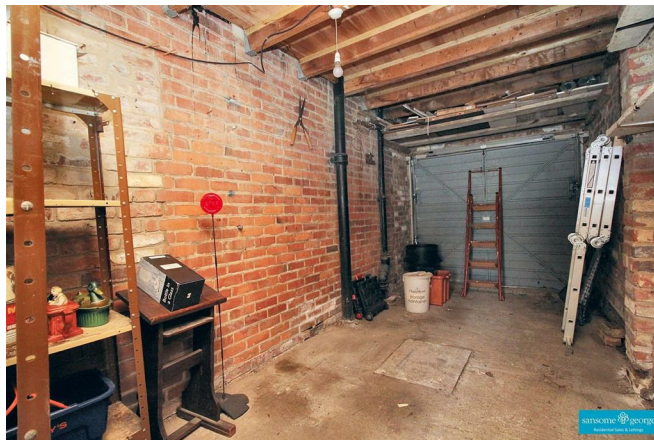


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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