



sansome  george

**147 Halls Road, Tilehurst, Reading, Berkshire, RG30 4QD**  
**Guide Price £750,000 Freehold**

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Residential Sales & Lettings



- Detached Home
- Triple Aspect Living Room
- Ground Floor WC
- Private Front & Rear Garden
- Established Southerly Aspect Plot

- Three Good Sized Bedrooms
- Front Aspect Kitchen
- Bathroom With Separate WC
- Garage & Ample Driveway
- No Onward Chain

Sited on a sizable and established southerly aspect plot located on one of Tilehurst's premium addresses, this individual detached house offers ample potential for enlargement and redevelopment (subject to necessary consents) to create a new owners dream home. Offered to the market with the added advantage of no 'onward chain' complications, this unique properties convenient position is circa 4 miles to the west of Reading Town Centre in the suburb of Tilehurst with it's village centre providing a range of amenities and also with a range a reputable schools. The property is within a 3 mile commute of Junction 12 of the M4 Motorway (with Calcot Retail Park including Ikea and 24 hour Gym) and also within minutes walk of regular bus services.

Secluded from the road, the property is approached via a lengthy driveway over a lawned frontage with mature trees and hedging. A block paved area in front of the house provides ample parking and access to the single garage. The front door opens to a small entrance hall with built in storage cupboard and W/C and door to the kitchen and living room. This main L-shaped reception room enjoys a triple aspect with feature open fireplace, five finger wood block flooring and large rear aspect bay window. A door opens to a sizable and versatile rear lobby where stairs rise to the first floor and a door leads back to the front aspect kitchen with courtesy door to the side. On the first floor, the side aspect landing services three generous bedrooms (all measuring in excess of 12') which are serviced by a bathroom and separate W/C. Outside, from, the side aspect kitchen, a covered area lead to a secure gate giving access to the driveway, three brick built stores and a single garage. A paved patio then continues to and spans the rear of the property and adjoins a mature lawned garden.

Opportunities of this kind in such a sought after location are rare hence we anticipate strong early interest.

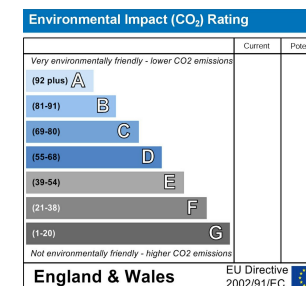
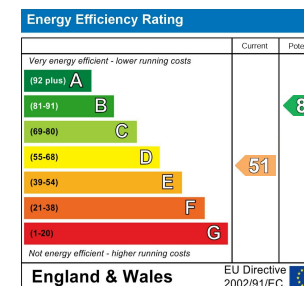
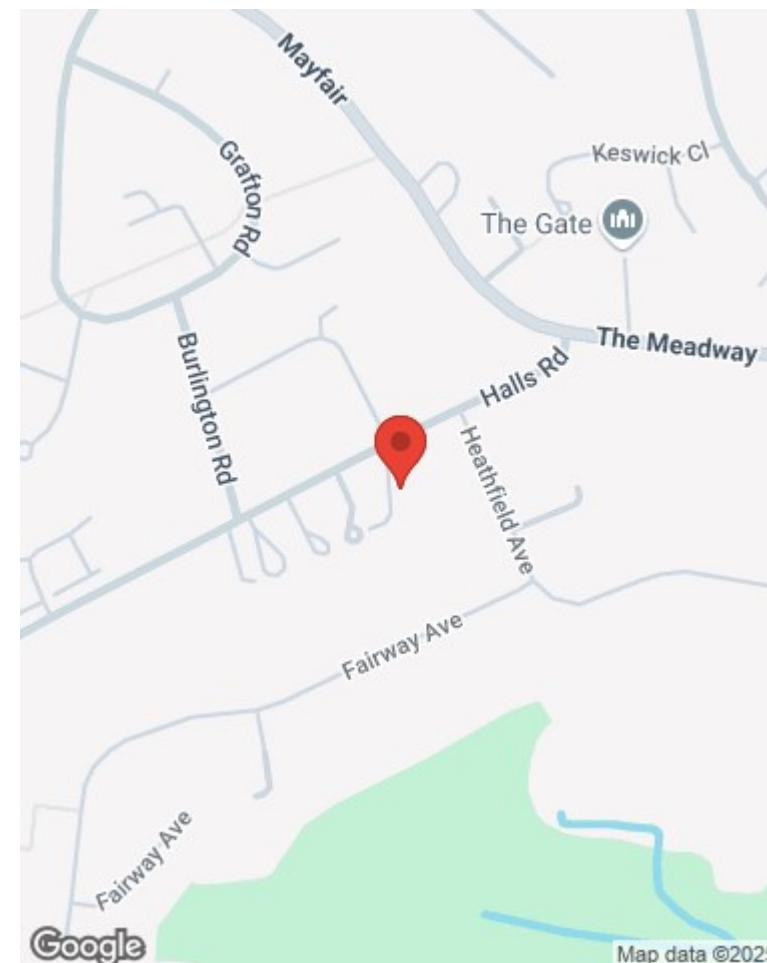
Please contact sole selling agents Sansome & George to discuss this excellent opportunity in more detail or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band F





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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