



sansome  george

316 Tilehurst Road, Tilehurst, Reading, Berkshire, RG30 2NG
Offers In Excess Of £450,000 Freehold

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Residential Sales & Lettings

- Extended Semi Detached House
- Driveway Parking For 2 Vehicles
- Versatile Separate Reception Room
- 3 'Double' Bedrooms
- 70' Rear Garden
- Overlooking Prospect Park To The Front
- Character Features Throughout
- Fantastic Interlinking Kitchen/Dining/Living Space
- Stylish Traditional Bathroom
- Planning Consent For Loft Conversion

Located opposite Prospect Park and having been tastefully and thoughtfully maintained and extended by the current owners, this classic and extended bay fronted semi detached house is fantastic. Being situated to west of Reading town centre, bordering the suburb of Tilehurst, this superb 'turn key' home is ideally positioned being on several regular bus services as well as a range of amenities to include local schools, 24 hour gym, as well as a choice of supermarkets and a number of varied cafes, restaurants, pubs and shops. Junction 12 of the M4 Motorway is a simple commute by car via the nearby A4 bath road and Reading West train station is approximately 1 mile and Reading town centre with main line train station is just over 2 miles to the east.

This attractive home is approached via driveway frontage providing parking for at least 2 cars and a handy gate giving pedestrian access the side and into the rear garden. An open covered porch over the front door opens to the entrance hall where stairs rise to the first floor landing and doors lead to all ground floor rooms. These comprise of a versatile Study/Playroom/Sitting Room with front aspect bay window and feature fireplace, useful Utility Room with side aspect door to Garden, a ground floor cloakroom and an outstanding L-shaped open plan Kitchen/Living/Dining Room with twin patio doors to the rear garden. Engineered wood flooring continues throughout the reception rooms offering great practicality and continuity. On the first floor, a central landing gives access to three separate 'double' bedrooms all with high ceilings, original exposed floor boards and large windows promoting great natural light and both bedrooms 1 and 2 boast original feature fireplaces. The bathroom front aspect bathroom has a three piece white suite to include shower over bath with glazed screen plus traditional heated towel rail and plantation style shutters to the window.

Outside, the established rear is enclosed by wooden fencing with various mature trees and shrubs providing a good level of seclusion. Measuring approximately 70' in overall length, a curved paved patio spans the rear of the property from the tri-fold doors and adjoins a predominantly lawned garden with flower/shrub beds. A the foot of the garden is an additional paved patio area and timber shed/green house with power.

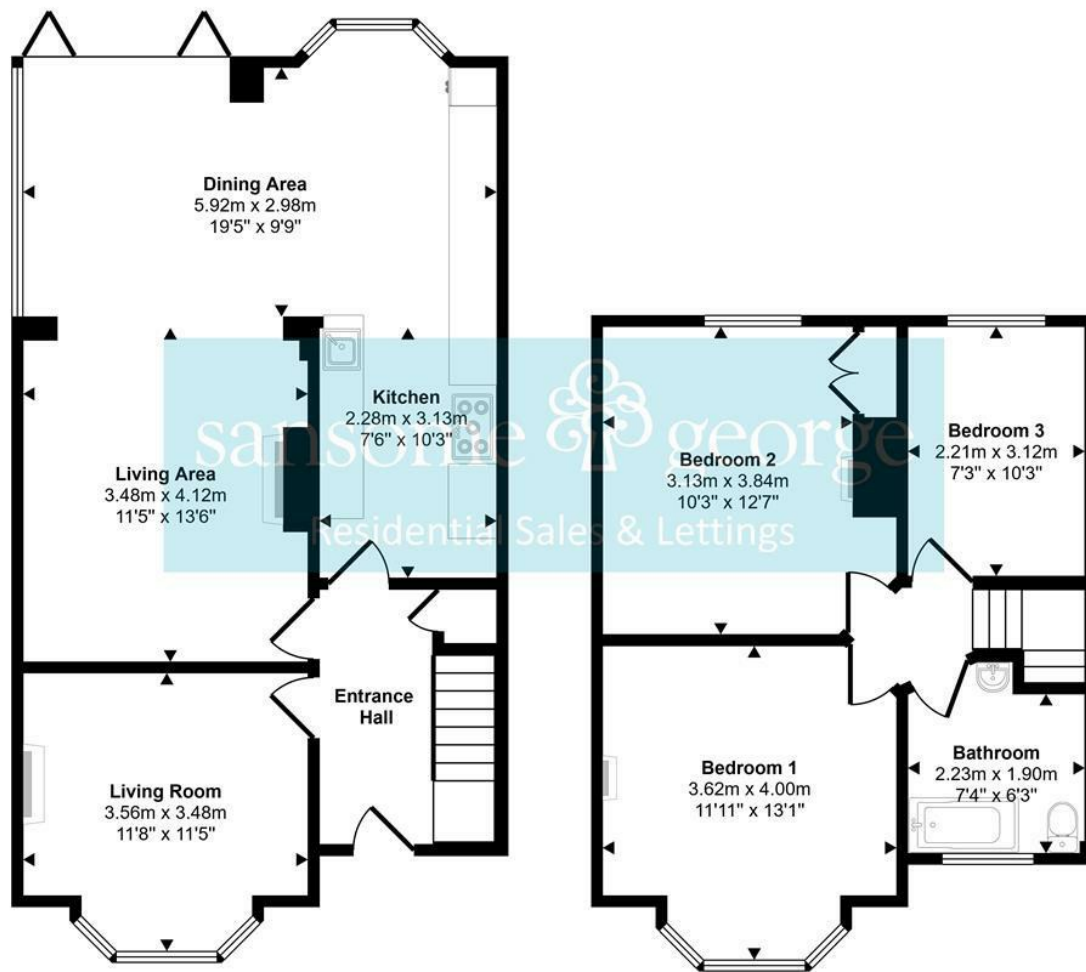
Another notable point is current planning consent for a hip to gable loft conversion with rear dormer and 2 roof lights to front elevation (Reading Borough Council Planning Reference PL/22/1181). Further information including drawings are available upon request.

Please contact Sansome & George Estate Agents at your earliest convenience to schedule a viewing appointment of for any further information.

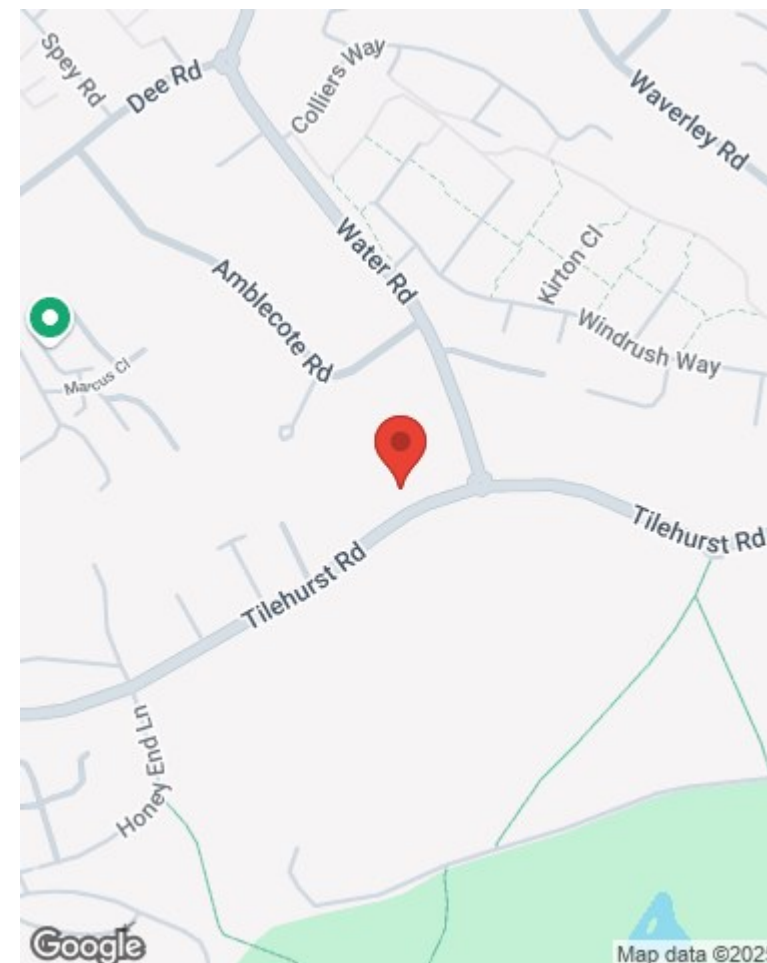
Reading Borough Council - Band D



Approx Gross Internal Area
104 sq m / 1124 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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