



sansome  george

16 Cecil Aldin Drive, Tilehurst, Reading, Berkshire, RG31 6YP
£375,000 Freehold

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Residential Sales & Lettings

- 3 Bedroom Mid-terrace Home Offered For Sale with No Chain

- Modern Fitted Kitchen

- Refitted Shower Room

- Gas Radiator Central Heating

- Enclosed Rear Garden

- Porch & Hallway

- Rear Aspect Lounge Diner

- 3 Good sized Bedrooms

- UPVC Double Glazing

- Integral Garage & Driveway Parking

An immaculately presented three bedroom mid-terrace home located on the western edge of Tilehurst bordering Purley on Thames.

Highly regarded schools, miles of open countryside in nearby Sulham, local bowls and sports social clubs with community barn are all situated close by. Waitrose supermarket, Pangbourne village hosting a wealth of amenities along with Tilehurst railway station benefitting from direct links to Paddington and central London (via the Elizabeth Line) are all easily accessible.

Accommodation comprises entrance porch leading to an entrance hall, modern fitted kitchen, rear aspect lounge diner with twin doors opening onto the rear garden.

Stairs rising to a landing which services three good sized bedrooms and a modern refitted shower room.

The property benefits from gas radiator central heating, UPVC double glazed windows, enclosed rear garden, driveway parking and integral garage with light and power.

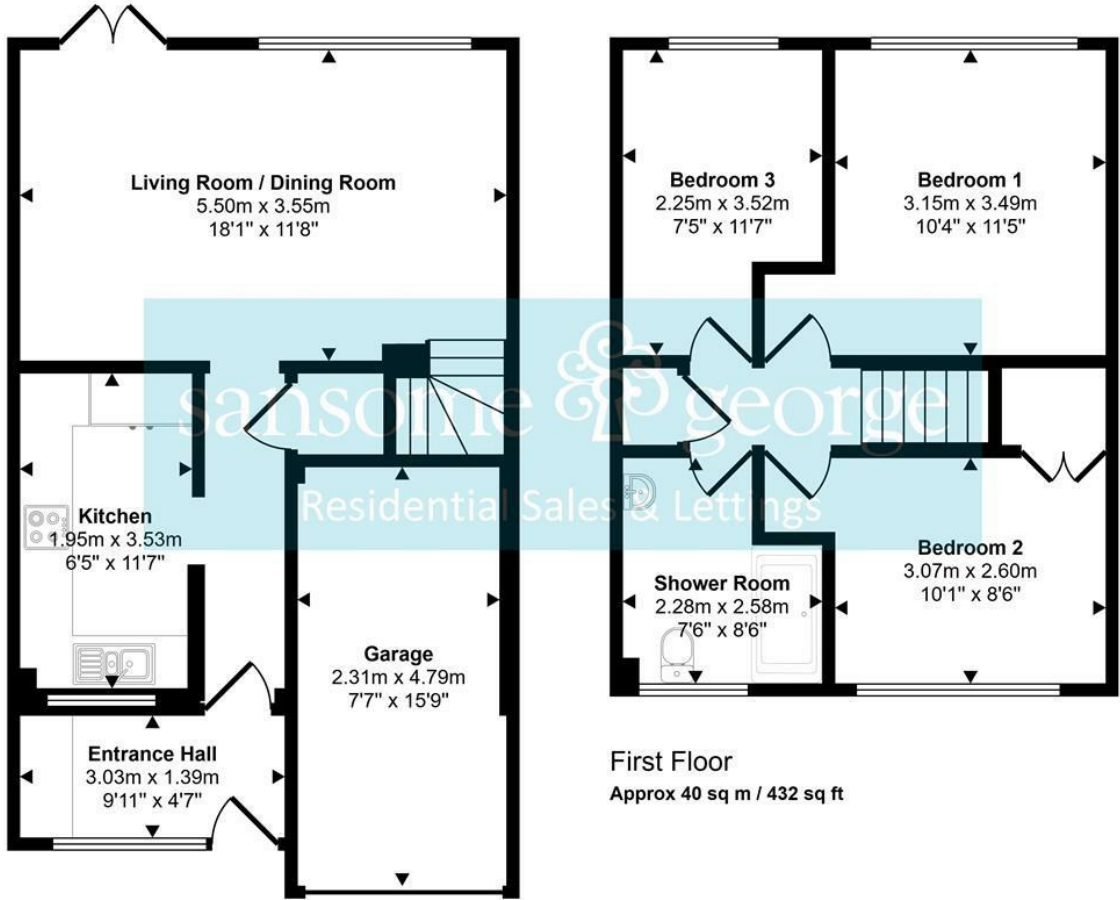
This ideal family home is offered for sale with the added advantage of no onward chain.

Please contact Sansome & George Tilehurst office to arrange a viewing.

Council Tax Band - D - West Berkshire



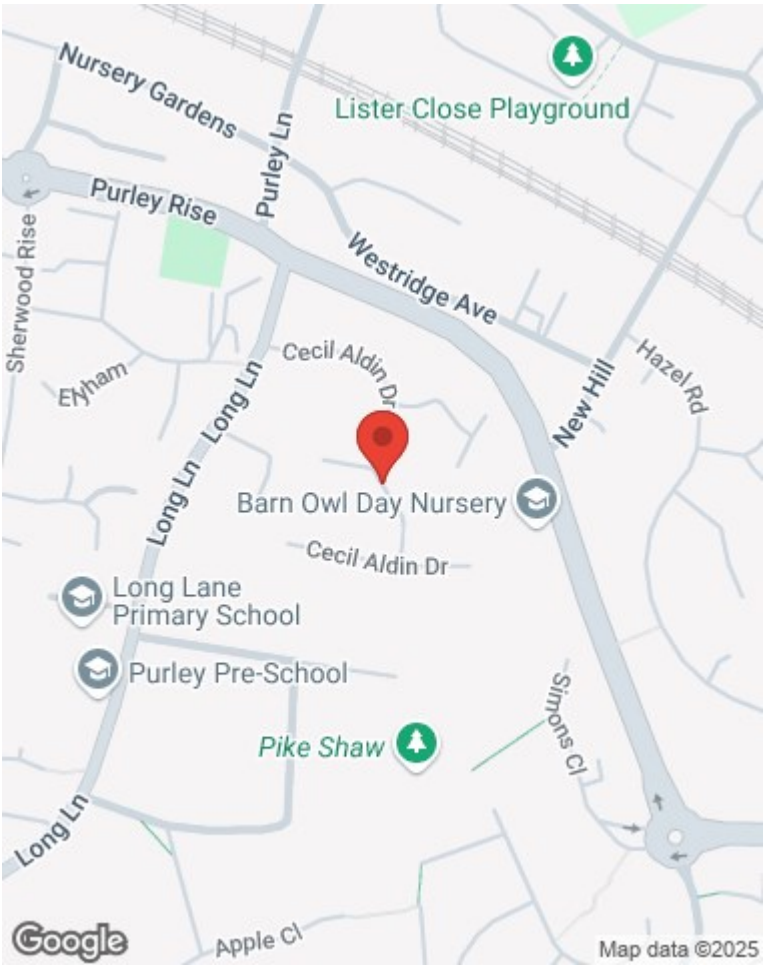
Approx Gross Internal Area
91 sq m / 982 sq ft



First Floor
Approx 40 sq m / 432 sq ft

Ground Floor
Approx 51 sq m / 550 sq ft

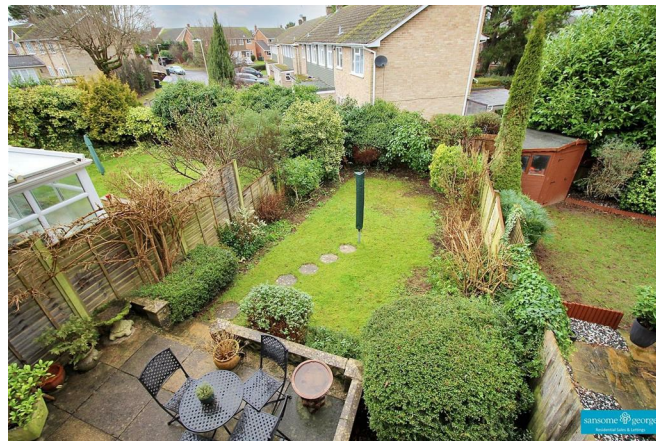
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(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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