



sansome  george

146 Overdown Road, Tilehurst, Reading, RG31 6NS
£450,000 Freehold

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Residential Sales & Lettings

- Sought After 'Cooks' Built Semi Detached House
- Close to Tilehurst Train Station
- Open Plan Extended Living Space
- 3 'Good Sized' Bedrooms
- Ample Driveway & Larger Than Average Attached Garage

- Single Storey Extension To The Rear
- Entrance Hall With Stairs
- Separate Extended Kitchen
- Spacious Bathroom With Shower Over Bath
- Enclosed Rear Garden With Deck Areas

Ideally situated within walking distance of Tilehurst Train Station (London Paddington, Reading, Oxford, Didcot), regular bus services, as well as being within reputable primary and secondary school catchments and with local convenience stores, cafe and restaurant/take aways all located within a few minutes walk, this popular 'Cooks' built semi detached home features a subtle single storey extension to the rear. Tilehurst Village with its wealth of amenities is within 2 miles, Reading town centre circa 4 miles and Junction 12 of the M4 motorway approximately 10 minutes commute by car. Sulham Woods and the Thames side villages of Purley and Pangbourne are also nearby and surrounded by open countryside in a area of outstanding natural beauty.

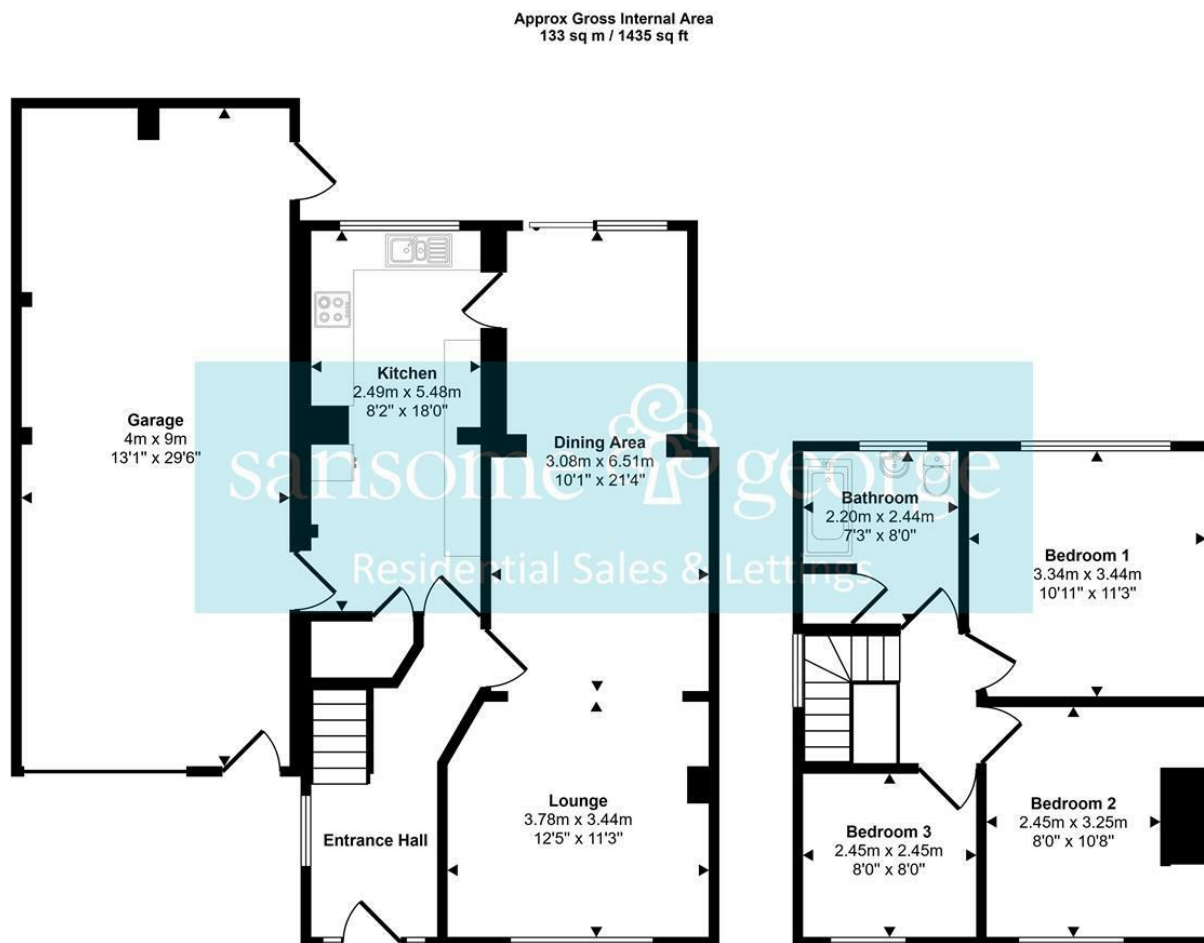
The property is approached via a driveway which sits behind hedging and provides parking for several vehicles and access to larger than average attached garage/workshop. The front door opens to the entrance hall where stairs rise to the first floor and doors lead to the ground floor rooms. These comprise of an open plan, front to rear aspect reception space to include front aspect lounge area, a dining space and additional versatile hobby space with door to kitchen and rear aspect patio door to the garden. The extended kitchen is well appointed with a range of fitted units with ample work top space to incorporate a breakfast bar. There is also access to an under stairs storage cupboard and a courtesy door leading to the garage. On the first floor, the landing gives access to 3 'good sized' bedrooms which are serviced by a spacious bathroom with white suite including shower over bath.

Outside, to the rear of the property, the garden is enclosed by fencing and surrounded by plants and shrubs with a tree in the middle. Steps lead up to an area of grass with a slight incline and a deck area with retaining balustrade. At the top of the garden is an additional decked seating area and a timber built garden shed.

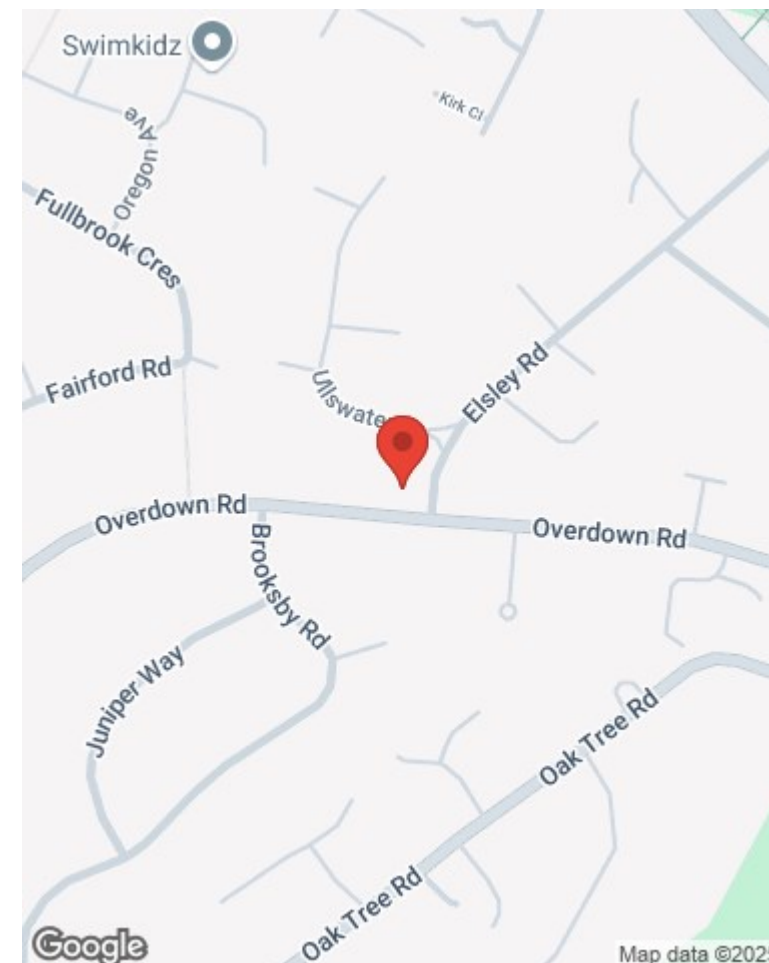
Please contact Sansome & George Estate Agents for more information or to schedule a viewing at your earliest convenience.

Reading Borough Council - 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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (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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