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**17 Hayfield Close, Tilehurst, Reading, Berkshire, RG31 5DA**  
**Offers In Excess Of £650,000 Freehold**

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Residential Sales & Lettings



- Detached Family Home
  - Stunning Open Plan Kitchen/Family Area
  - Ground Floor WC & Separate Shower Room
  - Living Room
  - Landscaped Rear Garden
- Four Bedrooms
  - Utility Area
  - Snug/ Study
  - Family Bathroom
  - Garage & Ample Driveway Parking

An immaculately presented and thoughtfully extended four bedroom detached home, situated within the catchment area of highly sought after primary and secondary schools, including Birch Copse and Little Heath. Ideally positioned for families, the property is just a short 15-minute walk from beautiful countryside and playing fields. A wealth of amenities can be found in nearby Tilehurst Village, with convenience stores, restaurants, takeaways, and regular bus services all within a five-minute walk. Tilehurst Train Station (providing direct links to Reading Mainline, Oxford, and London Paddington) is just two miles away, while Reading Town Centre and Junction 12 of the M4 (with IKEA and a Retail Park) offer straightforward commuting options.

Finished to an exceptional standard throughout, the ground floor accommodation features an inviting entrance hall with stairs rising to the first floor, a versatile snug/study, and a sleek, modern fitted kitchen that flows seamlessly into a magnificent open-plan family/dining area. This stunning space is flooded with natural light, courtesy of bi-fold doors that open directly onto the rear garden—perfect for indoor-outdoor living and entertaining. Further complementing the ground floor is a spacious living room with double doors, a convenient cloakroom, a well-equipped utility area, and a stylish shower room.

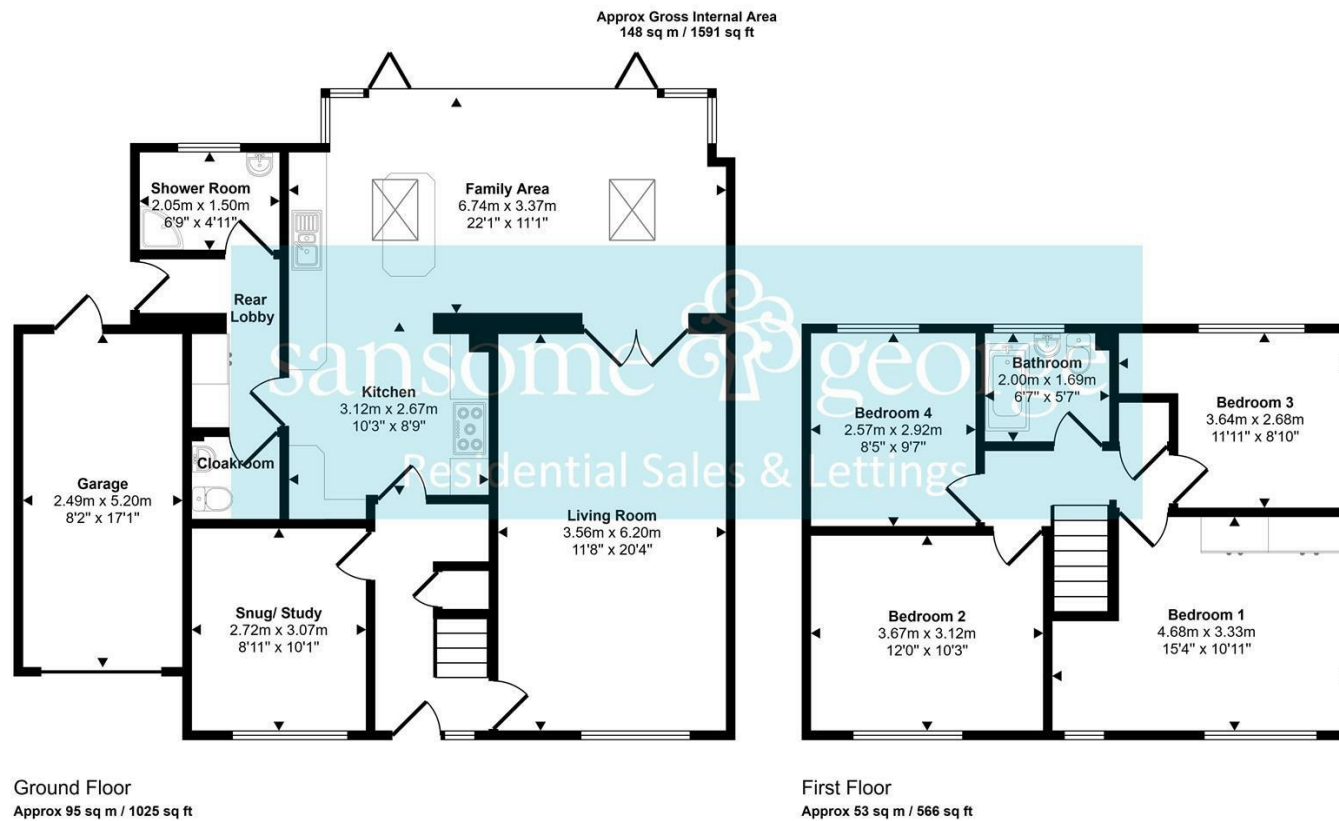
Upstairs, the first floor landing leads to four well proportioned bedrooms, each offering excellent space and natural light, along with a contemporary modern family bathroom. The home also benefits from gas radiator central heating and UPVC double glazing throughout.

Externally, the property boasts a generous horseshoe driveway to the front, providing ample off-road parking. A charming canopied porch shelters the front entrance, adding to the home’s kerb appeal. The landscaped rear garden is designed for easy maintenance and year-round enjoyment, featuring a spacious patio area, artificial lawn bordered by mature shrubs and flowerbeds, and secure wooden panel fencing with gated side access, garage with light and power offers additional storage or potential for a home workshop.

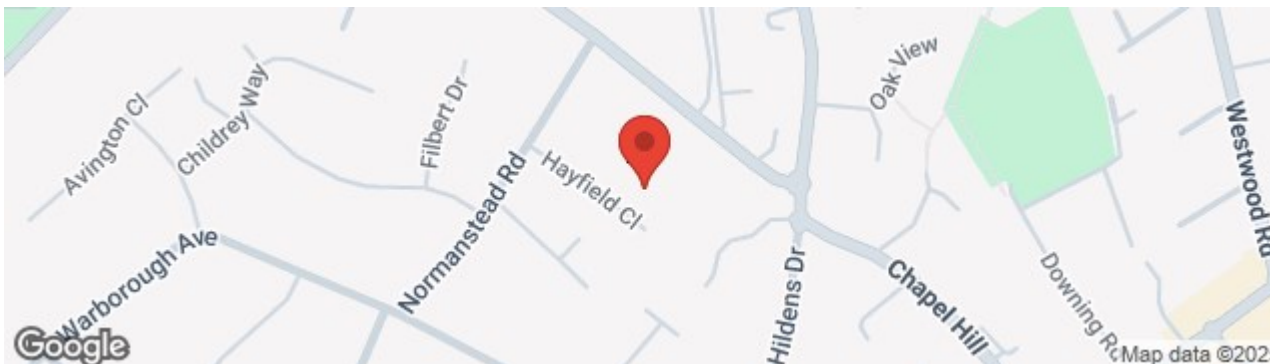
This fantastic home truly must be seen to be appreciated. Contact Sansome & George Estate Agents today for further information or to arrange your viewing at the earliest opportunity.

Reading Borough Council - Band E





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

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