



**14 Recreation Road, Tilehurst, Reading, RG30 4UA**  
**Guide Price £450,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Bay-Fronted Semi-Detached Character Property
  - Three Well-Proportioned Bedrooms
  - Modern Kitchen With Fitted Appliances
  - Landscaped Rear Garden
  - Level Walk To Tilehurst Village Centre
- Sought-After Road
  - Open-Plan Living And Dining Rooms
  - Modern Fitted Family Bathroom
  - Driveway Parking
  - Double Glazing & Gas Radiator Central Heating

This immaculately presented bay-fronted Victorian semi-detached home combines period charm with modern comforts.

The accommodation features an inviting entrance hall opening into two spacious inter-linking reception rooms providing a superb open-plan, triple-aspect living/dining space with an open fireplace adding warmth and character to the home. A convenient under stairs cupboard provides ample storage, and with drainage pre-installed underfloor, has potential for the creation of a ground floor cloakroom if desired. At the rear, the stylish dual-aspect kitchen/breakfast room is well-designed and practical, offering generous storage and work surfaces. Integrated appliances include an oven, hob and dishwasher. A door opens onto a beautifully landscaped rear garden.

The first floor comprises three generously proportioned bedrooms and a tastefully appointed bathroom with a shower over the bath. Additional benefits include UPVC double glazing and gas radiator central heating throughout. The property boasts an impressive southerly aspect garden, mainly laid to lawn, with two distinct patio areas ideal for outdoor dining and entertaining. A shingle path meanders through the garden, bordered by a variety of well-established plants and shrubs. A hidden wooden shed with light and power provides extra storage or workshop space. Gated side access leads to the front of the property, where there is driveway parking.

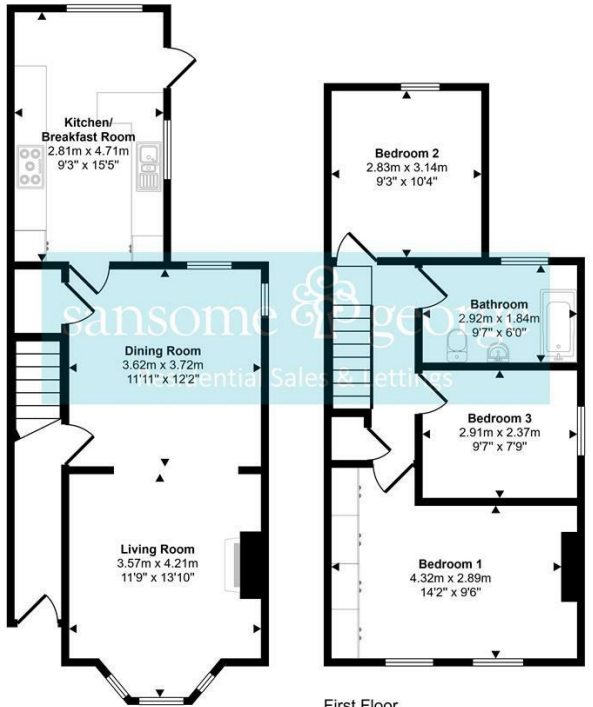
Located just moments from the heart of Tilehurst Village, the property is surrounded by a wealth of local amenities, including highly regarded schools, parks, shops, supermarkets, cafés, bakeries, a post office, pharmacy, pubs and restaurants, as well as frequent bus services. Tilehurst Train Station, offering connections to London Paddington, Reading Main Line, Oxford and Didcot, is just over a mile away, while Reading Town Centre, Junction 12 of the M4, and Calcot Retail Park are all approximately three miles away.

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

Reading Borough Council - Band D



Approx Gross Internal Area  
92 sq m / 987 sq ft



First Floor  
Approx 44 sq m / 469 sq ft

Ground Floor  
Approx 48 sq m / 518 sq ft

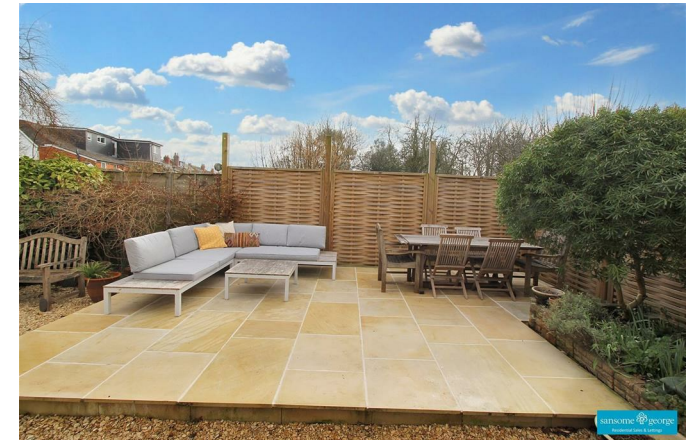
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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