



**32 Holybrook Crescent, Reading, Berkshire, RG30 3LN**  
**£635,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- 4 Bedroom 3 Story Extended Semi-detached Home
- Front Aspect Study/Sitting Room
- Modern Fitted Kitchen
- 4 Piece Bathroom & En Suite Shower to Bedroom 1
- Ample Driveway Parking

- Hall, Ground Floor WC & Utility Area
- Living Room
- Family Room With Vaulted Ceiling & Bi-Fold Doors To Garden
- Gas Radiator Central Heating & UPVC Double Glazing
- Established & Sizeable Rear Garden

An impressive four bedroom, three story extended characterful semi-detached home located in a popular residential area. Frequent bus services, miles of open countryside with riverside walks along the Holybrook, local shops and reputable schools are all easily accessible. Tilehurst Village hosting a wealth of useful amenities, Reading town centre and Junction 12 of the M4 motorway are all a short drive away.

Accommodation comprises entrance hall, utility area, ground floor WC, front aspect study/sitting room, living room with side aspect window, modern fitted kitchen which leads to an impressive spacious family room with a vaulted ceiling and bi-fold doors opening directly on the decking area. Stairs rise to the first floor landing which services three bedrooms and a four piece family bathroom, which include a shower cubical and corner bath. An additional staircase leads to the second floor, which features the main bedroom benefitting from generous built in cupboards including eaves storage and an en suite shower room.

The property has the added advantage of gas radiator central heating and UPVC double glazed windows.

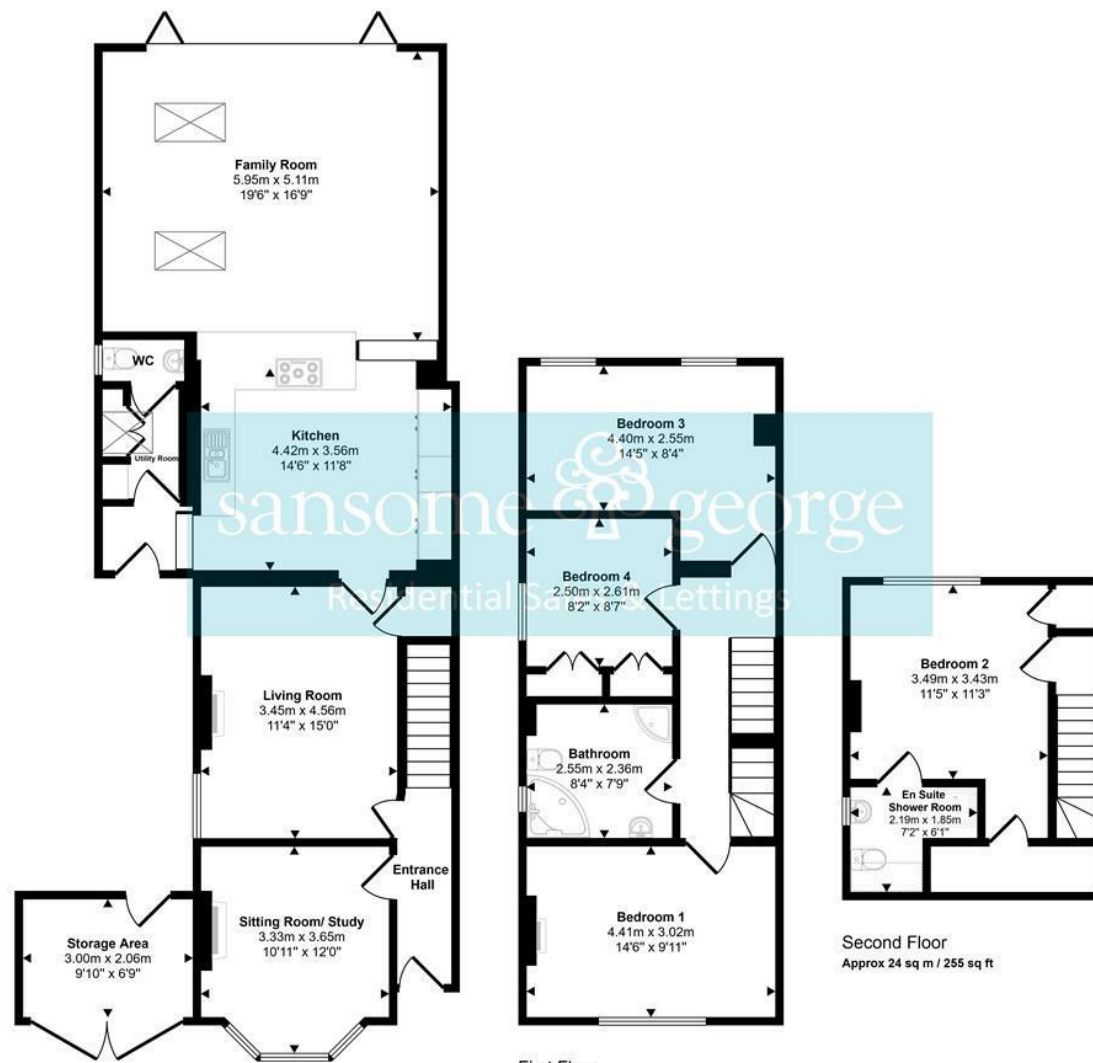
To the front is a cobble style in-print design driveway which provides ample parking for several vehicles. To the side is an enclosed courtyard style garden which leads to the rear garden. The rear garden has a full width decked area, leading to a mainly laid to lawn section with established trees and shrubs. In addition there are two further sections which are currently used for children's play areas.

Please contact Sansome & George Tilehurst Branch to arrange a viewing or to request further information.

Council Tax Band E - Reading Borough Council

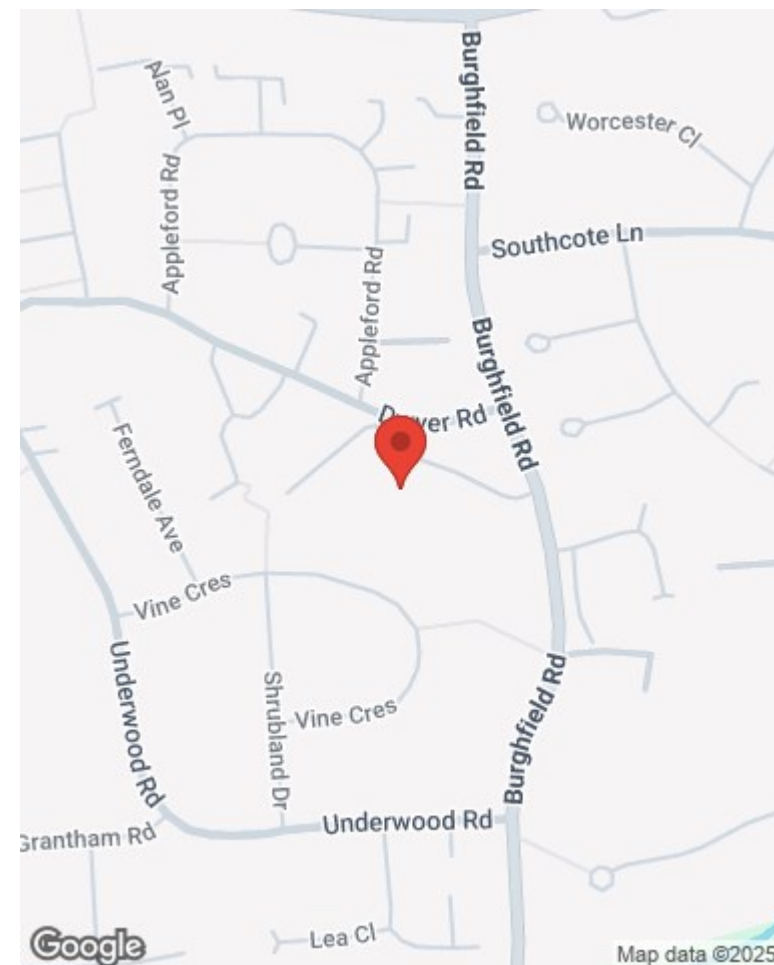


Approx Gross Internal Area  
172 sq m / 1853 sq ft



Denotes head height below 1.5m

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.





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

sansome  george  
Residential Sales & Lettings