



28 Grafton Road, Tilehurst, Reading, Berkshire, RG30 4QJ
£350,000 Freehold

sansome & george
Residential Sales & Lettings

- Popular End Of Terrace House
- Convenient Location Close To Amenities
- Wider Than Average 'Wedge Shaped' Plot
- Fitted Kitchen
- Shower Room & Separate WC
- No 'Onward Chain' complications
- Opportunity for extension (subject to all necessary consents)
- Living Room opening to Sun Room
- 2 Double' Bedrooms
- Driveway & Larger Than Average Garage

Offered to the market with the added advantage of no 'onward chain' complications, this sought after ex-local authority end of terrace house is situated in a convenient and favourable established residential address within walking distance of a host of amenities in Tilehurst Village and several regular Bus Services. Reading Town Centre is approximately 4 miles to the east and the M4 Motorway is roughly 10 minutes drive via the nearby A4 Bath Road.

Featuring a wedge shaped plot with narrows from front to back, the property is approached via a broad frontage behind a low level brick wall with double wrought iron gates opening to the driveway which provides off road parking and access to the attached garage. There is also a lawned frontage with well tended planted flower/shrub beds. There is a useful side door opening to a lobby area which leads to the garage, rear garden and kitchen. The front door has an open covered porch over and opens to a side aspect entrance hall where stairs rise to the first floor and a door opens to the living room. Being the main reception room, the front aspect living room enjoys a brick built fireplace and opens to a dining area where a glazed door leads to the kitchen and patio doors lead to a versatile sun room where patio doors open to the rear garden. The rear aspect kitchen is well appointed and has access to a large under stairs storage cupboard and also has a handy door to the side lobby. On the first floor, the landing has a side aspect window and doors to two separate good sized double bedrooms which are serviced by a rear aspect shower room with walk in shower cubicle and a separate WC.

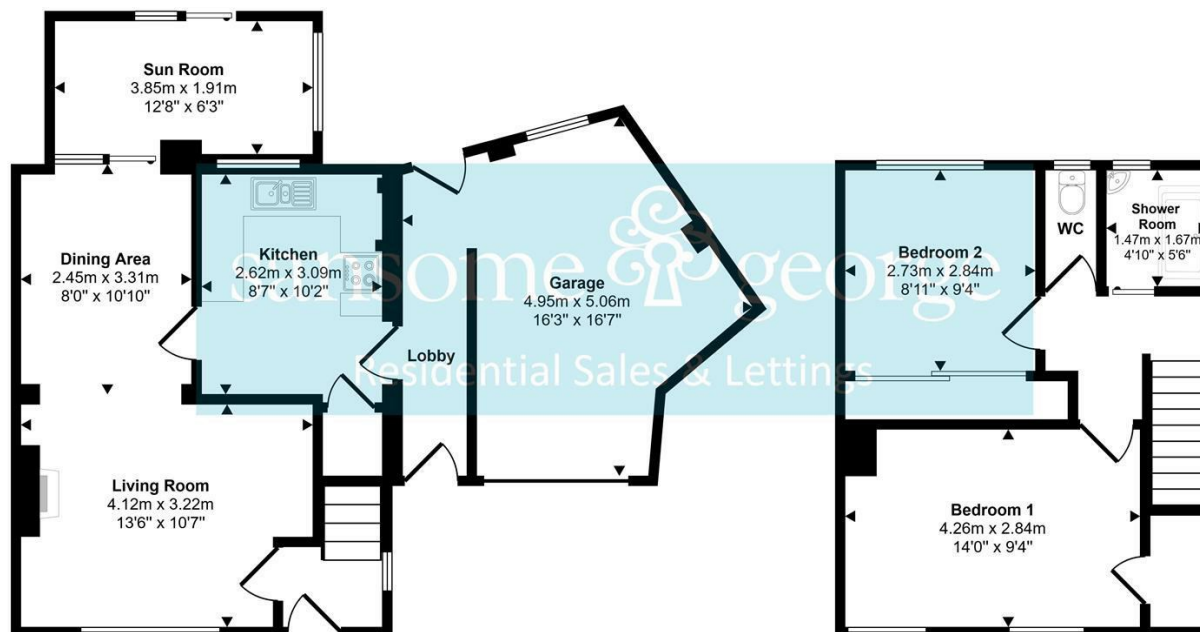
The popular property also offers potential for further enlargement by way of extending single story to the rear or with opportunity to the side above and/or incorporating the larger than average garage (subject to all necessary consents).

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

Reading Borough Council - Band C



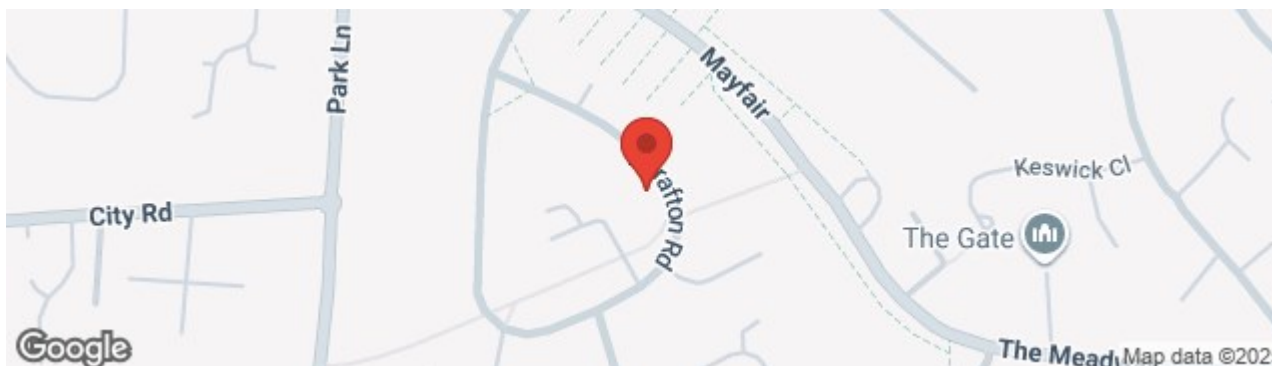
Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 63 sq m / 676 sq ft

First Floor
Approx 34 sq m / 370 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.

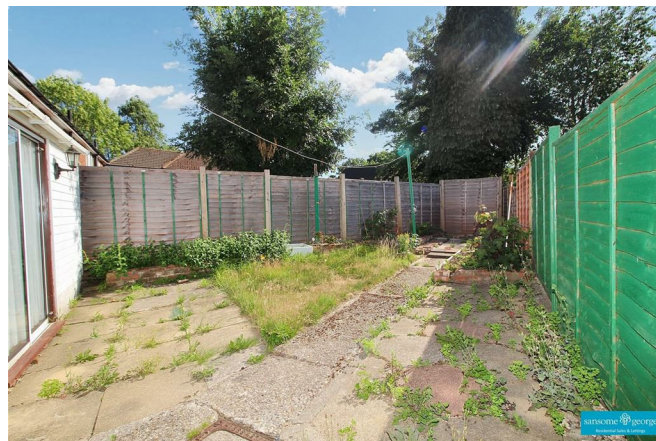


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 72 |

| 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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