



**43 Grasmere Avenue, Tilehurst, Reading, RG30 6XU**  
**Guide Price £400,000 Freehold**

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Residential Sales & Lettings



- Popular 1930's Semi Detached House
- Driveway Parking for 2 Cars
- Dual Aspect Open Plan Living Room
- 3 Bedrooms & Separate Bathroom
- Close to Tilehurst Train Station

- Garden Studio/Office with Air Con & Cloakroom
- South Westerly Aspect Landscaped Rear Garden
- Well Appointed Kitchen
- UPVC double glazing & GRCH (n/t)
- Potential for Extension/Loft Conversion (stpp)

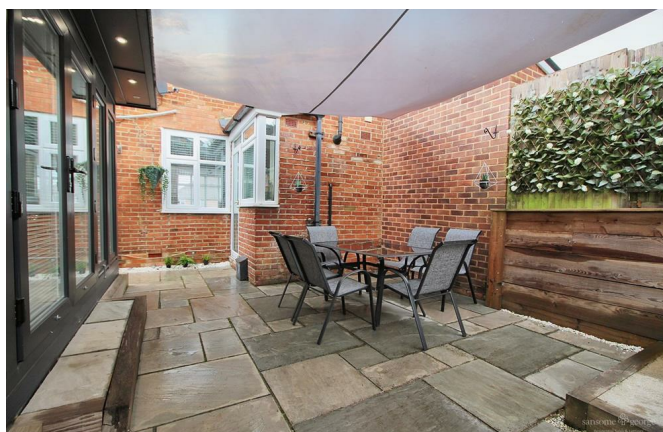
A sought after 1930s semi-detached home which includes a Garden Studio/Office with cloakroom, is well presented throughout and complemented by a south westerly aspect landscaped rear garden and block paved driveway parking for 2 cars. Occupying an elevated position, the property is ideally located close to a range of amenities to include regular bus services and Tilehurst train station is circa 5 minutes walk. Other conveniences nearby include local shopping parades, Waitrose supermarket plus gyms, parks and schools. The River Thames and open countryside in the neighbouring village of Purley-on-Thames with miles of open countryside, and also Tilehurst Village with a further wealth of services are each approximately 1 mile and Junction 12 of the M4 is a simple commute by car of approximately 3.0 miles. Reading Town Centre is located just 3.5 miles to the east.

Approached via a porch, the front door opens to a spacious dual aspect living room with stripped wood effect laminate flooring and stairs rising to the first floor with built in storage cupboard under. A door from the living room opens to a well appointed fitted kitchen with side aspect courtesy door to the patio and in turn the studio. On the first floor, the side aspect landing services 3 bedrooms and a fully tiled separate bathroom with white suite including shower over bath and a heated towel rail.

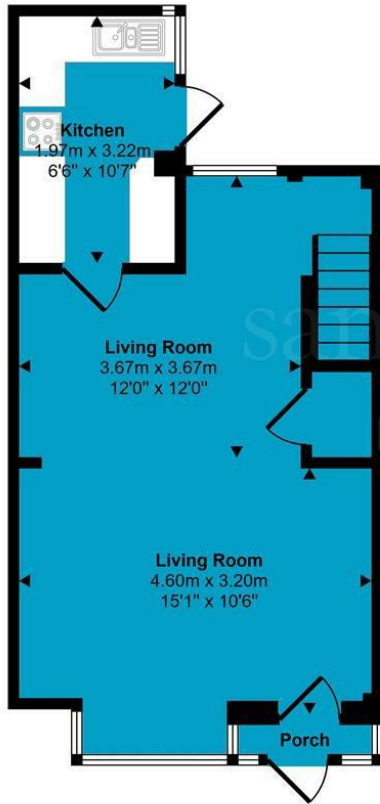
The landscaped rear garden is another notable feature of this fine home and is enclosed by wooden fencing with double opening gates to the side the side of the property giving access to the frontage. A secluded paved patio has steps rising to a lawned garden with picket fence and steps up to a further area of lawn with garden shed. The superb versatile Garden Studio/Office is currently used as a hair salon and features a useful cloakroom, independent air conditioning and is accessed via French doors opening to the Patio. The frontage of the property is mainly paved with a block paved driveway providing parking for 2 cars and a gradual slope leading to the front door and continuing to the side gate.

This well presented home must be seen to be appreciated and also offers potential for further enlargement with opportunity to extend to the side, rear or into the loft space (all subject to necessary consents) with many neighbouring properties already having done so. To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.

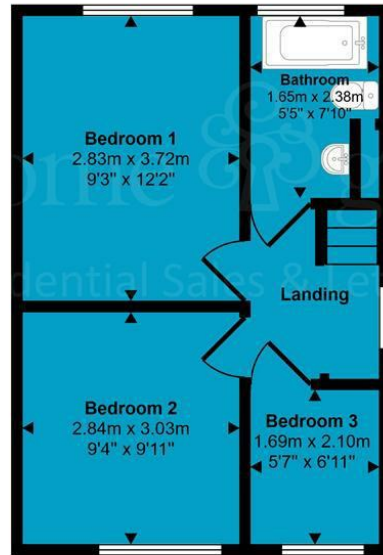
Reading Council Tax - Band C



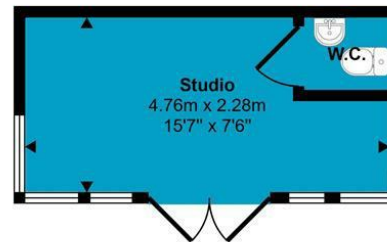
Approx Gross Internal Area  
81 sq m / 876 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft

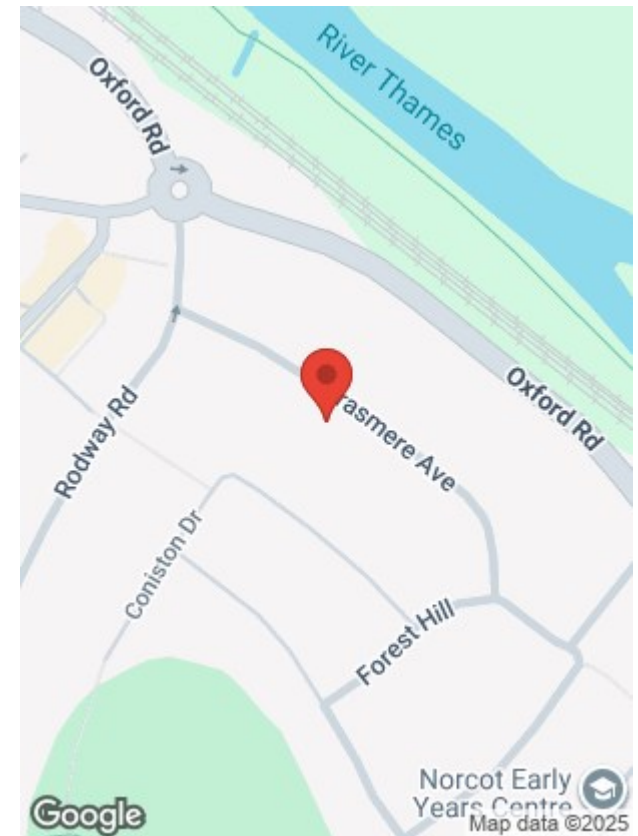


First Floor  
Approx 32 sq m / 348 sq ft



Studio  
Approx 11 sq m / 120 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.



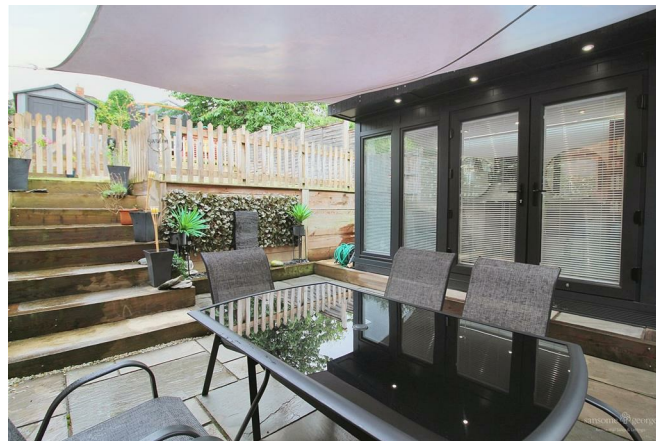
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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