



sansome & george

19 Drayton Road, Reading, RG30 2PH  
Offers In Excess Of £475,000 Freehold

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Residential Sales & Lettings



- Beautifully Presented Bay Fronted Semi Detached House
- Fantastic Southerly Aspect Rear Garden
- Block Paved Driveway & Garage/Workshop
- Dining Room With Bay Window, Separate Fitted Kitchen
- 3 Good Sized Bedrooms, Modern Bathroom
- No 'Onward Chain'
- Versatile Garden Room/Outbuilding
- Entrance Hall With Doors To All Rooms & Staircase
- Living Room With French Doors To Garden
- Potential For Extension (Subject To Necessary Consents)

A beautifully presented and well maintained classic double bay fronted semi detached home with driveway, garage/workshop and a fantastic southerly aspect rear garden which includes a versatile garden room/outbuilding. Offered to the market with the advantage of no 'onward chain' complications, This attractive property is conveniently situated on the borders of West Reading and Tilehurst therefore within close proximity of a host of amenities including several frequent bus services, Prospect Park and reputable schools, as well as a wealth of shops, supermarkets, cafes, restaurants, pubs and takeaways. Reading town centre is approximately 2 miles to the east and both Tilehurst, and Reading West train stations are each approximately 1 mile away. Junction 12 of the M4 Motorway is approximately a 10 minute commute by car via the A4 Bath Road nearby.

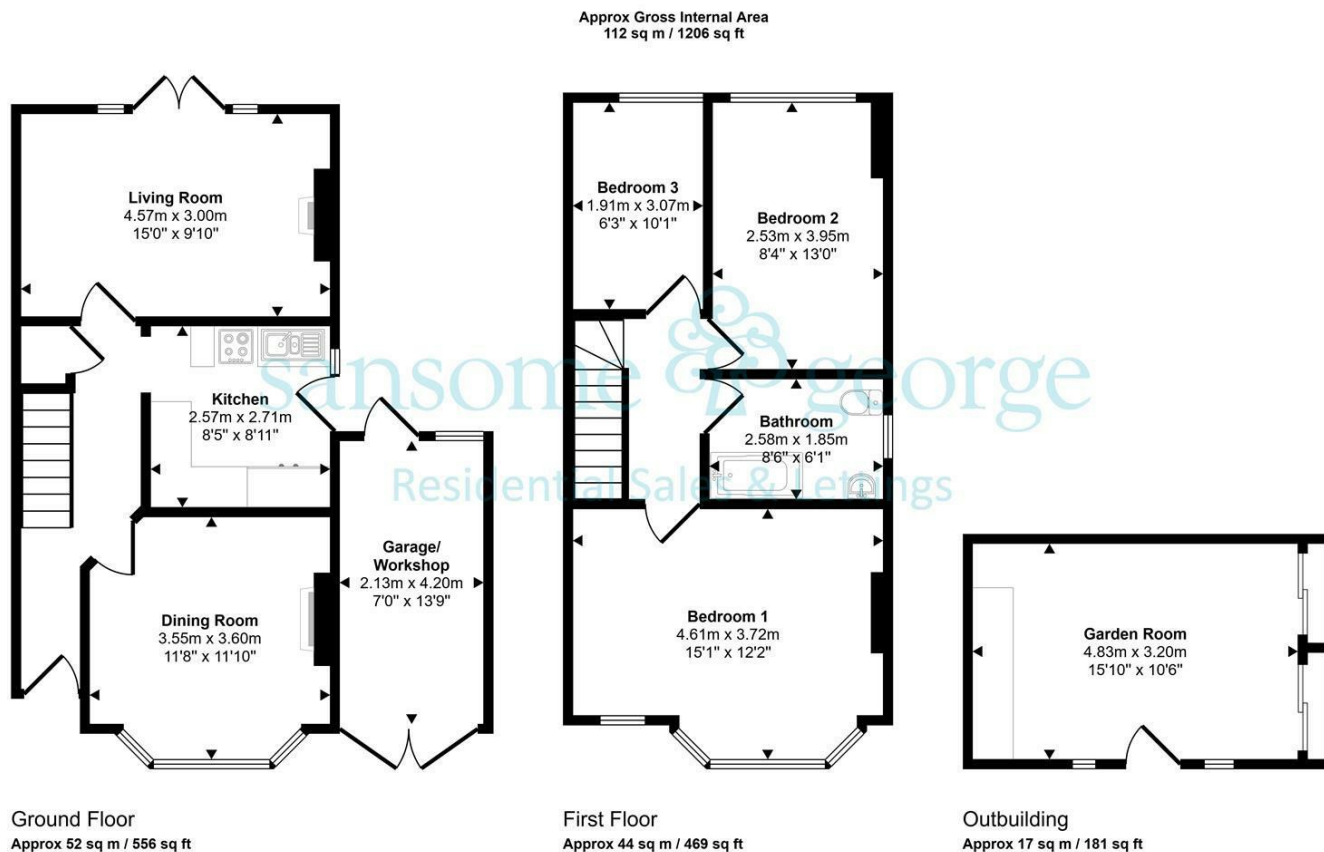
A block paved driveway spans the frontage of the property with double opening doors a useful 13'9" x 7' (2.13m x 4.2m) garage/workshop with door leading through to the side and garden. The front door opens to the entrance hall with engineered wood flooring leading to stairs rising to the first floor. and doors to all ground floor rooms. These comprise of the kitchen and two versatile reception rooms which are currently arranged as a dining room with front aspect bay window, original tiled open fireplace and engineered wood flooring, and a rear aspect living room also with open fireplace and french doors opening to the patio. The separate kitchen is well appointed and includes an integrated washing machine and fridge/freezer. A door opens to the side into a covered area over with the door to the garage. On the first floor, the landing services 3 good sized and well proportioned bedrooms and a side aspect bathroom with modern white suite including shower over bath and vanity unit with inset basin.

The fantastic rear garden has been thoughtfully landscaped making another outstanding feature of this desirable home. Boasting a predominantly southerly aspect and enclosed by wooden fencing, the rear and side of the property is paved creating a great yet practical patio area including seating area from the living room french doors with awning over and BBQ area. Three paved steps lead up to a paved path alongside a lawn with mature planed beds of shrubs, bushes and trees to either side. The path leads to a second patio area to the front of the Garden Room. Currently used as a relaxing cinema/bar with ample storage behind sliding doors, this versatile multi-purpose space would also make an ideal home office, gym, studio, playroom or workshop.

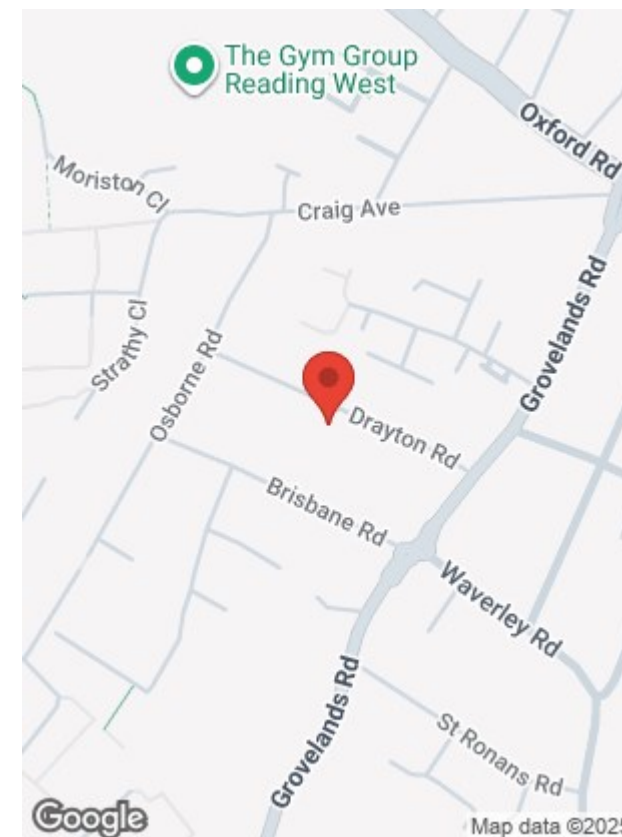
With familiar classical features throughout such as large windows and high ceilings promoting great natural light throughout, this highly desirable property also offers great potential for future enlargement with opportunity for extension to the side and/or rear and also into the loft space (all subject to necessary consents) with several neighbouring properties having already done so. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

Reading Borough Council - Band C





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.



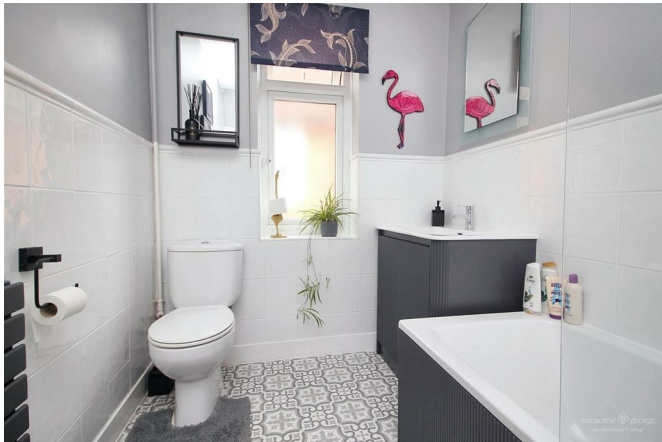
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	58

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	71

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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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