



17 Langley Hill Close, Tilehurst, Reading, RG31 4EJ
Guide Price £550,000 Freehold

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Residential Sales & Lettings

- Southerly-Facing Garden Backing Onto Woodland At Calcot Golf Club
- Extended And Immaculately Presented Throughout
- Modern Kitchen/Breakfast Room With Ample Storage
- Three Well-Proportioned Bedrooms
- Private Driveway Parking
- Quiet Cul-De-Sac Location
- Spacious L-Shaped Living Room With French Doors To Garden
- Separate Study/Home Office
- Contemporary Family Bathroom
- Walking Distance To Shops, Schools, Pub & Transport Links

Enjoying a wonderful southerly-facing rear garden that backs onto a tranquil wooded copse within Calcot Golf Club, this immaculately presented and thoughtfully extended semi-detached home offers spacious, flexible, and well-balanced accommodation throughout. Set within a peaceful cul-de-sac, the property is ideally positioned within easy walking distance of a range of local amenities, including convenience stores, a café, takeaways, and a popular pub/restaurant, and falls within the catchment for highly regarded local schools. Excellent transport links are close at hand, with regular bus routes providing connections to Tilehurst Village (approximately 1 mile away) and Reading Town Centre (around 4 miles), while Calcot Retail Park—home to a 24-hour gym, IKEA, and other major outlets—is just 2 miles away. Junction 12 of the M4 is also easily accessible via the nearby A4 Bath Road.

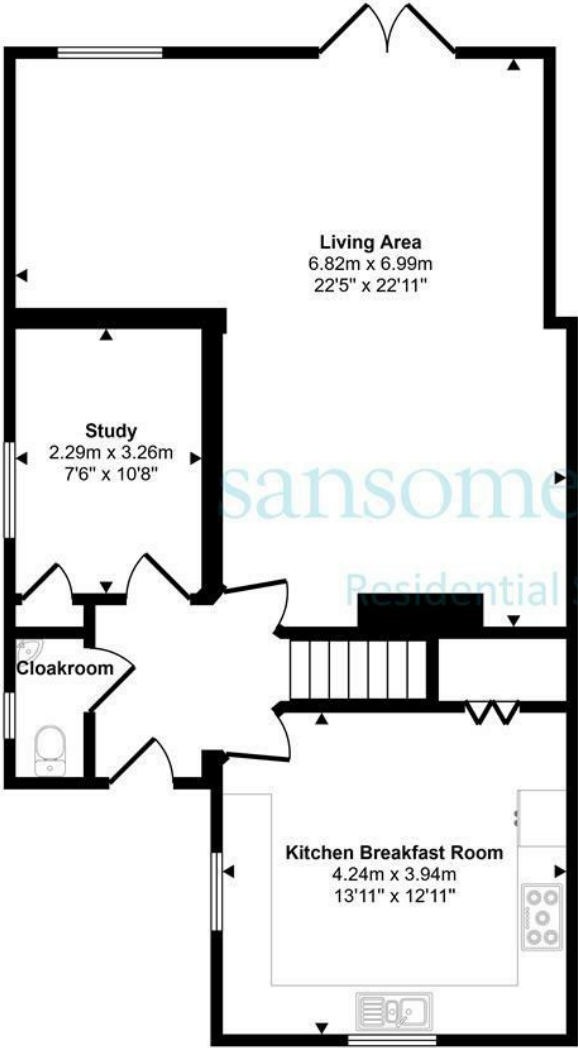
The property is approached via a gravel driveway providing off-road parking, and is entered through a UPVC front door opening into a spacious hallway with stairs rising to the first floor. The ground floor accommodation includes a well-presented kitchen/breakfast room with ample cupboard storage and generous worktop space, a separate study, and a bright and airy L-shaped living room with French doors opening directly onto the rear garden. Upstairs, the landing leads to three well-proportioned bedrooms, all served by a contemporary family bathroom featuring a shower over the bath. The rear garden is a standout feature—private and secluded, with a paved patio ideal for entertaining, a well-maintained lawn, mature planting, and established trees, all enclosed by wooden fencing and enjoying the peaceful backdrop of woodland.

This superb home is a true credit to the current owners and must be viewed to be fully appreciated. For further information or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

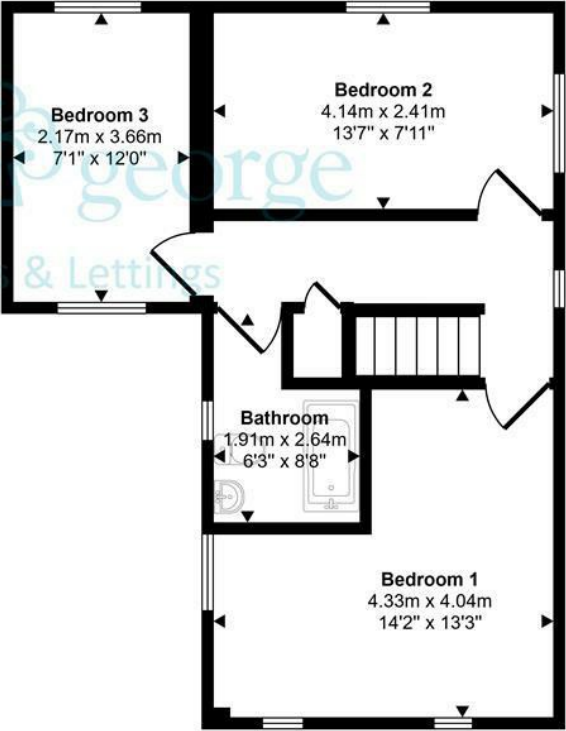
West Berkshire Council - Band C



Approx Gross Internal Area
118 sq m / 1273 sq ft

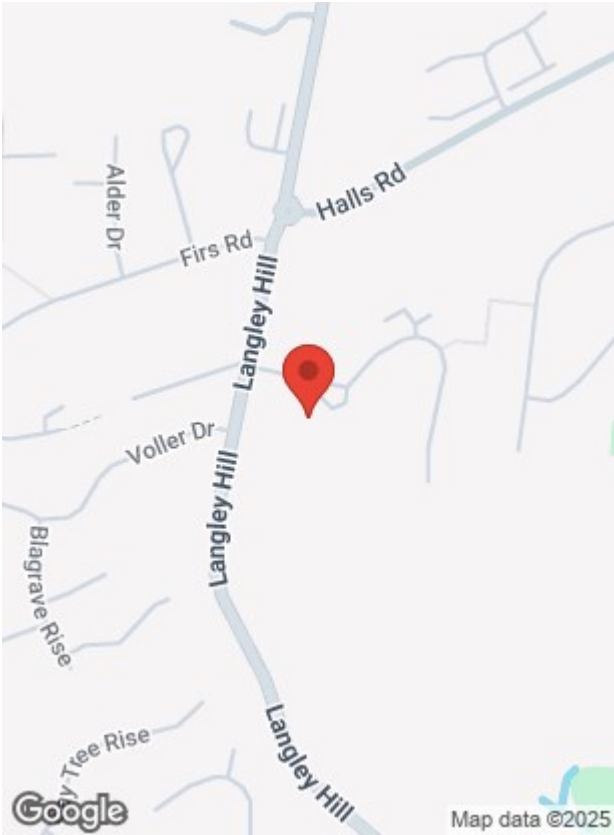


Ground Floor
Approx 72 sq m / 775 sq ft



First Floor
Approx 46 sq m / 498 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	

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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