



sansome & george

25 Recreation Road, Tilehurst, Reading, RG30 4UB
Guide Price £400,000 Freehold

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Residential Sales & Lettings

- Stylish Victorian Character Semi Detached House
- 130' (40m+) Rear Garden
- Entrance Hall With Staircase
- Modern Fitted Kitchen Utility & Cloakroom
- Separate First Floor 4 Piece Bathroom
- No 'Onward Chain' Complications
- Off Road Parking
- Open Plan Living/Dining Room
- 2 Bedrooms
- Potential For Extension/Loft Conversion (subject to consents)

Offered to the market with the advantage of no onward chain, this well-presented period semi-detached home combines classic Victorian character with modern touches and a superb 130ft (approx. 40m) level rear garden. Ideally positioned in the heart of Tilehurst Village, the property is within easy walking distance of a wide range of local amenities, reputable schools, and several frequent bus services. Tilehurst train station is approximately 1.5 miles away, while Reading town centre and Junction 12 of the M4 are both within 4 miles.

A dropped kerb leads to a block-paved frontage providing off-road parking for one vehicle, with gated side access to the rear garden. The entrance hall, featuring an attractive original moulded arch, opens to a bright dual-aspect open-plan living/dining room, beautifully lit by large windows including a bay with plantation shutters. The space retains a period cast iron fireplace and engineered wood flooring, which continues through to the hallway. The modern kitchen is fitted with a range of contemporary units and includes an integrated oven, hob, extractor, and dishwasher. An adjoining utility area offers additional storage and leads to a ground-floor cloakroom.

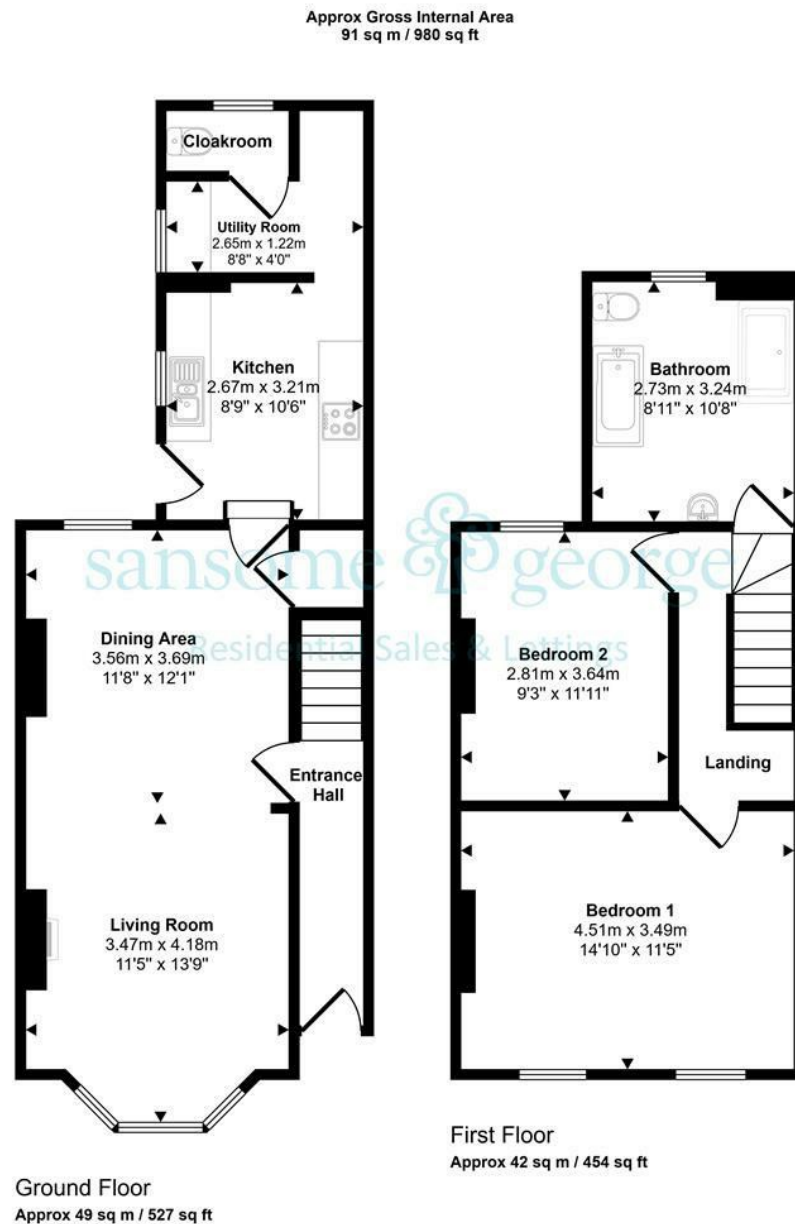
Upstairs, there are two bedrooms, with the principal room featuring another original fireplace. These are served by a generous four-piece family bathroom, complete with a walk-in shower and vanity storage beneath the basin. Outside, the impressive rear garden is a particular highlight — featuring a full-width patio, an extensive lawn with mature shrub borders, and a garden shed, all enclosed by fencing and hedging to provide excellent privacy.

There is scope for future extension to the side, rear, or into the loft (subject to necessary consents), as demonstrated by several neighbouring homes.

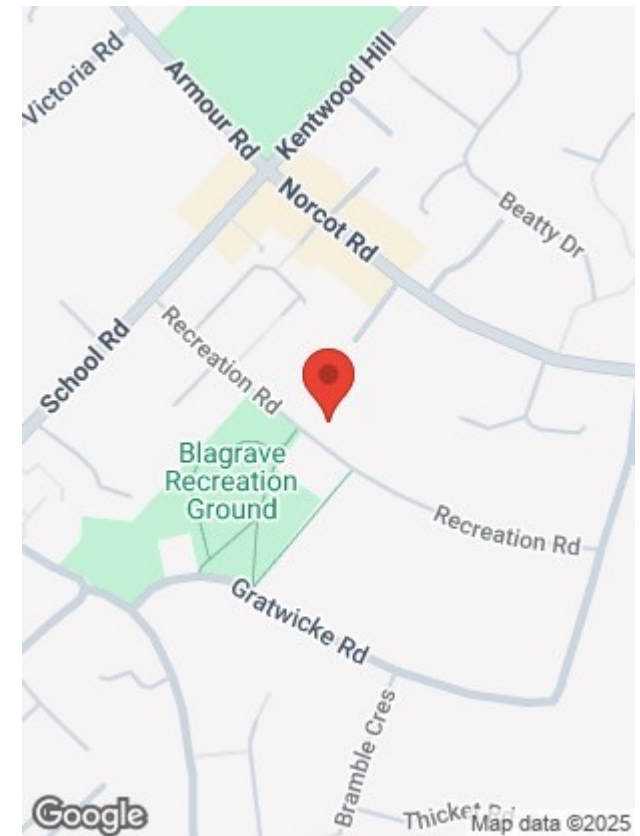
Council Tax: Reading Borough Council – Band C

For further information or to arrange a viewing, please contact Sansome & George Estate Agents.





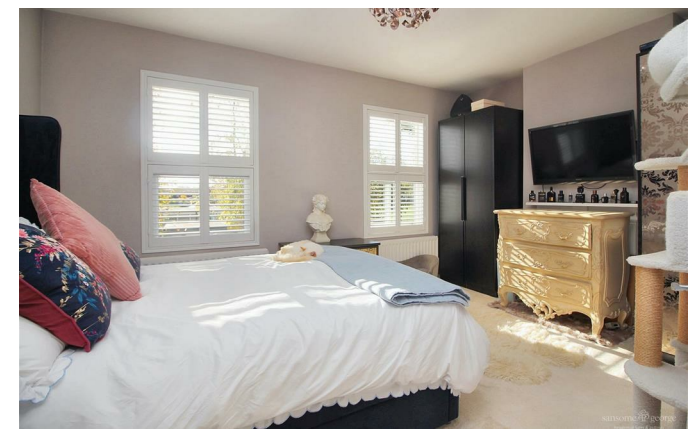
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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