



44 Drayton Road, Reading, RG30 2PH
Guide Price £485,000 Freehold

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Residential Sales & Lettings

- Sought After Traditional 1930' Semi Detached House
- 50' (16m.) Rear Garden With Summer House/Cabin
- 2 Versatile Reception Rooms
- 'Lean Too' Providing Flexible Utility/Hobby Space & Claokroom
- 3 Further Good Sized Bedrooms
- Extended To Offer 1430 sq. ft. (136 sq. m.) Of Accommodation
- Block Paved Driveway & Garage
- Charming Kitchen/Diner
- Converted Loft To Provide Bedroom & En-suite
- Bathroom With Corner Bath & Shower Over

This deceptively spacious and attractive 1930s bay-fronted semi-detached house has been extended into the loft and cleverly redesigned internally to provide well-balanced and flexible accommodation throughout. Situated on a popular residential address approximately 2 miles to the west of Reading town centre, bordering the suburb of Tilehurst, the property is ideally located being within minutes walk of Prospect Park, schools, gyms, cafes, pubs and restaurants plus a range of shops and numerous frequent bus services. Both Reading West and Tilehurst train stations are each circa 1.5 miles and the M4 Motorway is also a short commute by car via the A4 Bath Road being within 1/2 mile.

The open frontage to this classic property is block paved to provide off road parking with double opening doors to the garage and an attractive feature open porch over the front door. The entrance hall has stairs rising to the first floor and doors to the living room, separate and versatile snug, and a delightful kitchen/diner with French doors with flanking windows to the rear garden. The front aspect living room features the bay window and a feature fire fireplace with mantle and marble hearth and surround. The snug has a door leading into an adaptable lean to currently used as a utility/hobby space. Doors lead to the garage, the rear garden and also a ground floor cloakroom. On the first floor, the front aspect landing services well proportioned bedrooms and a separate rear aspect three piece bathroom. Stairs from the landing lead up to the converted loft space providing a dual aspect bedroom with fitted storage to eaves space and opens to an en-suite with roof light window.

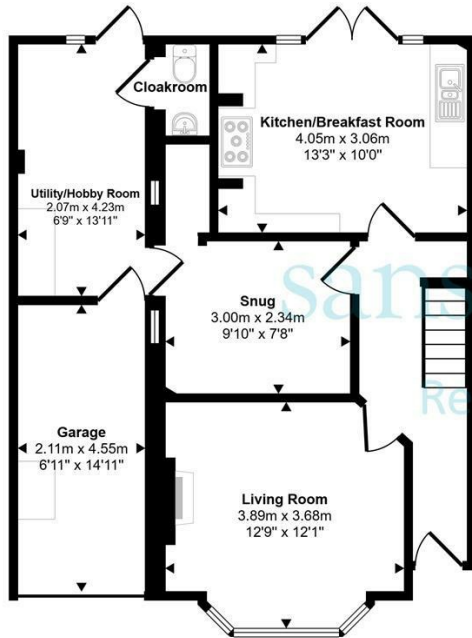
The rear garden is another notable feature of this desirable home. Measuring approximately 50' in length (16m) and enclosed by wooden fencing, a large paved patio spans the entire rear of the property and has a step down to a lawned garden with mature trees and shrubs to borders and stepping stone path leading to a green house a summer house/cabin with light and power, currently used as a home office. This fine home offers excellent potential for further development, including the possibility of a side extension (subject to the usual planning permissions).

Please contact Sansome & George Estate Agents to discuss this spacious and well planned home in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band D



Approx Gross Internal Area
143 sq m / 1536 sq ft



Ground Floor
Approx 67 sq m / 718 sq ft

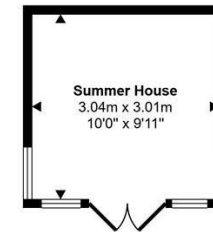
Denotes head height below 1.5m



First Floor
Approx 44 sq m / 477 sq ft

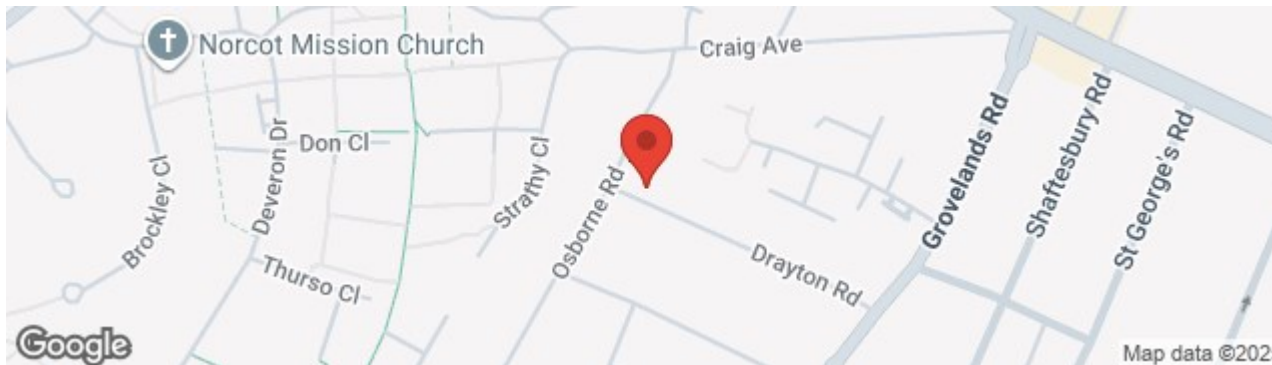


Second Floor
Approx 23 sq m / 243 sq ft



Summer House
Approx 9 sq m / 98 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.

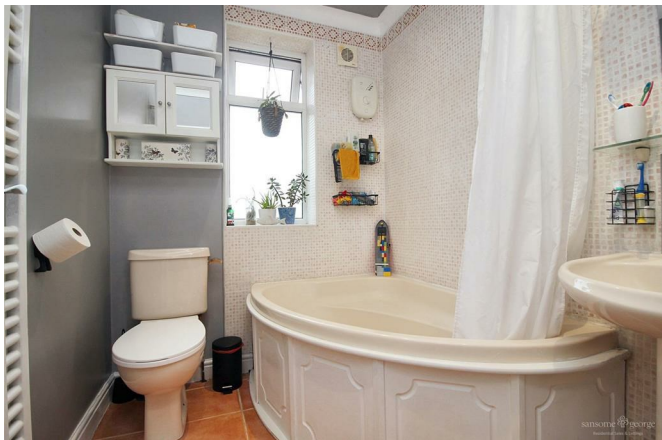


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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