



sansome & george

119 Grovelands Road, Reading, RG30 2PB
Guide Price £400,000 Freehold

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Residential Sales & Lettings

- Attractive Neo-Georgian Mid Town House
- Entrance Hall With Staircase
- Kitchen Area Opening To Living Area
- Bi-folding Doors To South Easterly Aspect Courtyard Style Garden
- Modern Three Piece Bathroom
- Extended Open Plan Ground Floor Accommodation
- Front Aspect Living Area With Bow Window
- Kitchen / Dining Space With Vaulted Ceiling And Roof Windows
- 3 Good Sized Bedrooms
- Elevated Front Outlook From Traffic Free Walkway Position

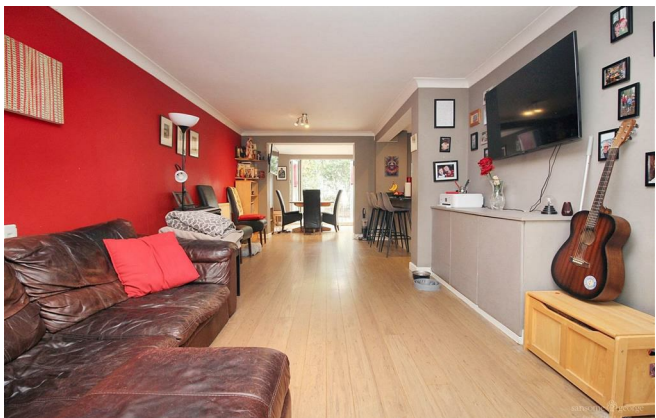
This extended Neo-Georgian town house enjoys an elevated outlook from a traffic free walkway, set above the road, conveniently situated within close proximity of a wealth of amenities. These include Prospect Park, several frequent bus services, primary and secondary schools as well as a range of shops, gyms, supermarkets, cafes, pubs and restaurants all being within under 10 minutes walk. This convenient location bordering Tilehurst and West Reading is just 2.5 miles from Reading town centre and circa 1.5 miles to either Tilehurst or Reading West train stations. The A4 Bath Road is a 2 minute commute by car making access to the M4 motorway easy.

The front door opens to the entrance hall where stairs rise to the first floor and doors lead to the living area, kitchen, and a handy ground floor cloakroom. The extended ground floor accommodation is mainly open plan with engineered wood flooring throughout providing great continuity combined with practicality. This sought after space is currently arranged to provide a front aspect living area with bow window, leading to kitchen/living area with breakfast bar, which opens to a desirable kitchen/dining area with two roof light windows to the vaulted ceiling and bi-folding to the rear garden. Ample storage is provided by the comprehensive range of classic shaker style units fitted to the kitchen area which continue into the kitchen/diner with ample granite work top space and integrated appliances to include a dishwasher. On the first floor there are 3 good sized bedrooms with both bedrooms 1 and 2 featuring fitted storage. All are serviced by a fully tiled rear aspect modern bathroom with heated towel rail and a white suite including bath with glazed screen and independent thermostatic shower over.

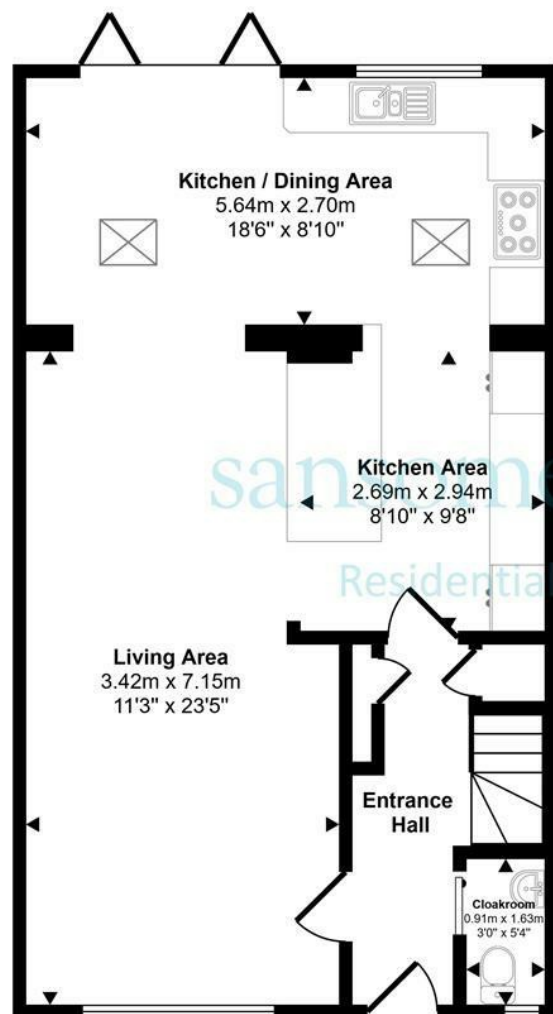
To the rear of the property, a courtyard style rear garden enjoys a south easterly aspect and is enclosed by wooden fencing with a secure gate giving pedestrian access. Mainly paved with established shrub beds to either side, a central raised planter with mature olive trees divides the garden creating a secluded patio area across the back of the property and also screening the two timber built garden sheds behind.

The other general notable features include upvc double glazing and gas fired central heating to radiators. Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment.

Reading Borough Council - Band C

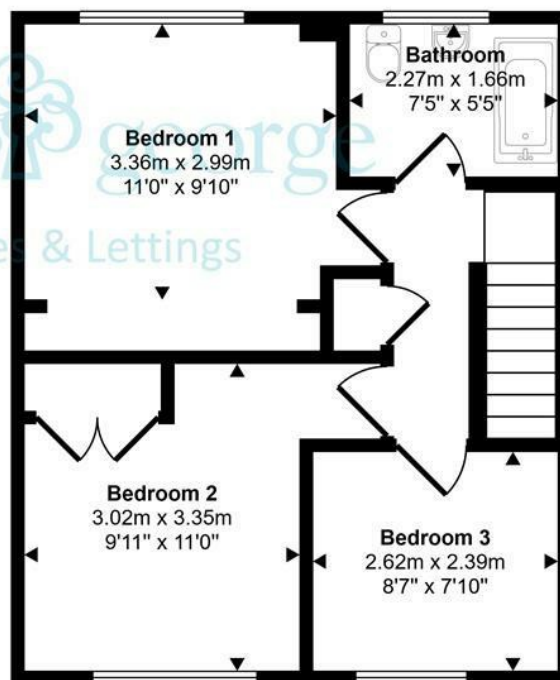


Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor

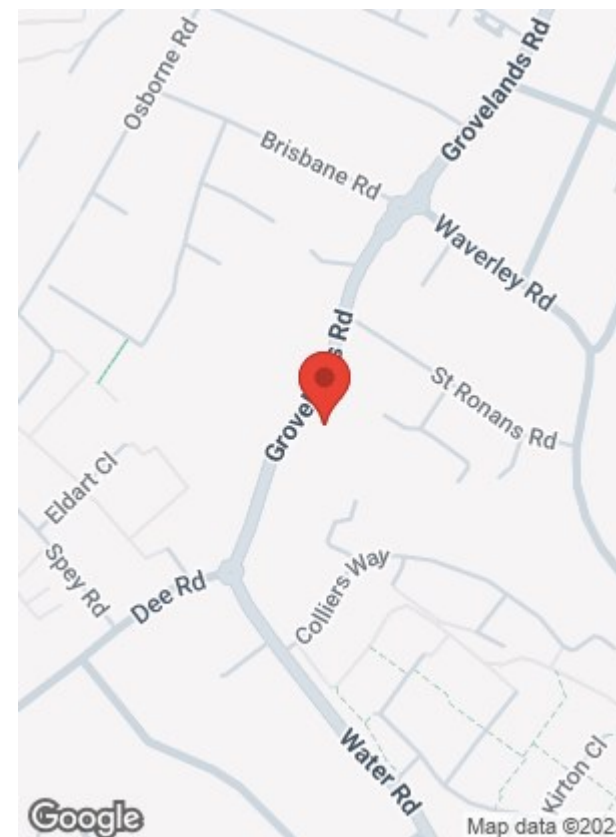
Approx 57 sq m / 618 sq ft



First Floor

Approx 41 sq m / 440 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	

Misrepresentation and Misdescriptions Acts

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