



sansome  george

19 Chieveley Close, Tilehurst, Reading, RG31 5JD
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Popular Semi Detached House
- Garage & Off Road Parking
- 17' Living Room Leading To 12' Dining Room
- 3 Well Proportioned Bedrooms
- Well Tended Rear Garden
- Elevated & Convenient Cul-de-Sac Location
- Covered Porch & Entrance Hall With Stairs
- Separate Fitted Kitchen
- Three Piece Bathroom
- UPVC Double Glazing & GRCH (n/t)

Enjoying an elevated position at the top of a cul-de-sac located in the heart of Tilehurst hence within close proximity of sought after primary and secondary schools as well as a range of amenities in Tilehurst village center which conveniently is minutes away. Several bus services operate nearby, Tilehurst train station is just 1.5 miles and both Reading town center and junction 12 of the M4 motorway are each within 4 miles.

Beautifully maintained and much loved by the current owners, the property is approached via a mainly paved frontage with shrub and gravel beds where a path leads to the open porch over the front door, and continues through a side gate to the rear garden. The entrance hall has stairs rising to the first floor landing and doors leading to the kitchen and a generous living room which spans the front of the property and has a feature fireplace. An arch opens to the dining room with access to useful under stairs storage, a serving hatch to the kitchen and rear aspect Patio doors leading to the rear garden. The well appointed rear aspect kitchen is fitted with a range of 'shaker' style units with solid work block work top surfaces and a side aspect door to the garden. Stripped wood effect laminate flooring is laid throughout the ground floor providing great continuity and practicality. On the first floor, the central landing accesses 3 separate good sized bedrooms (2 double, 1 single) which are serviced by a modern rear aspect bathroom with heated towel rail and a white suite including vanity unit with wash basin and electric shower over bath.

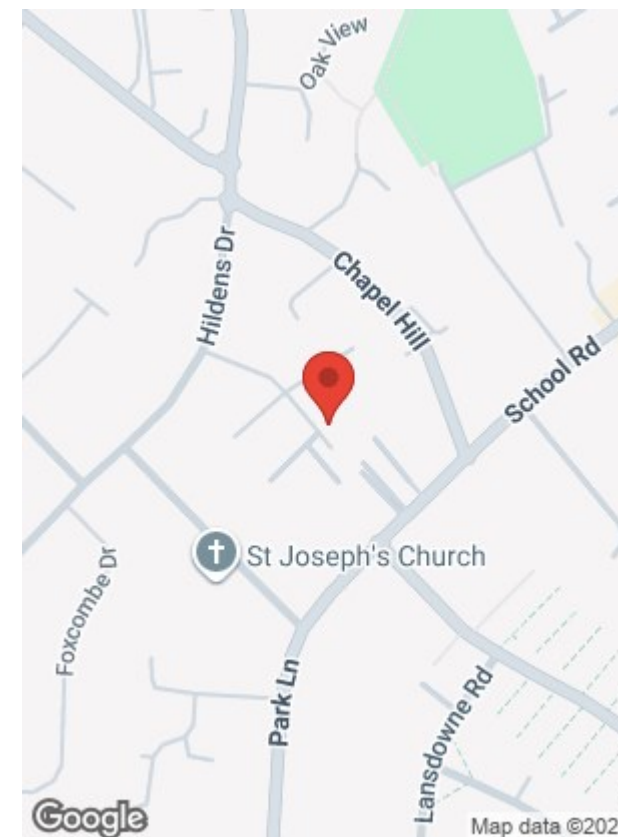
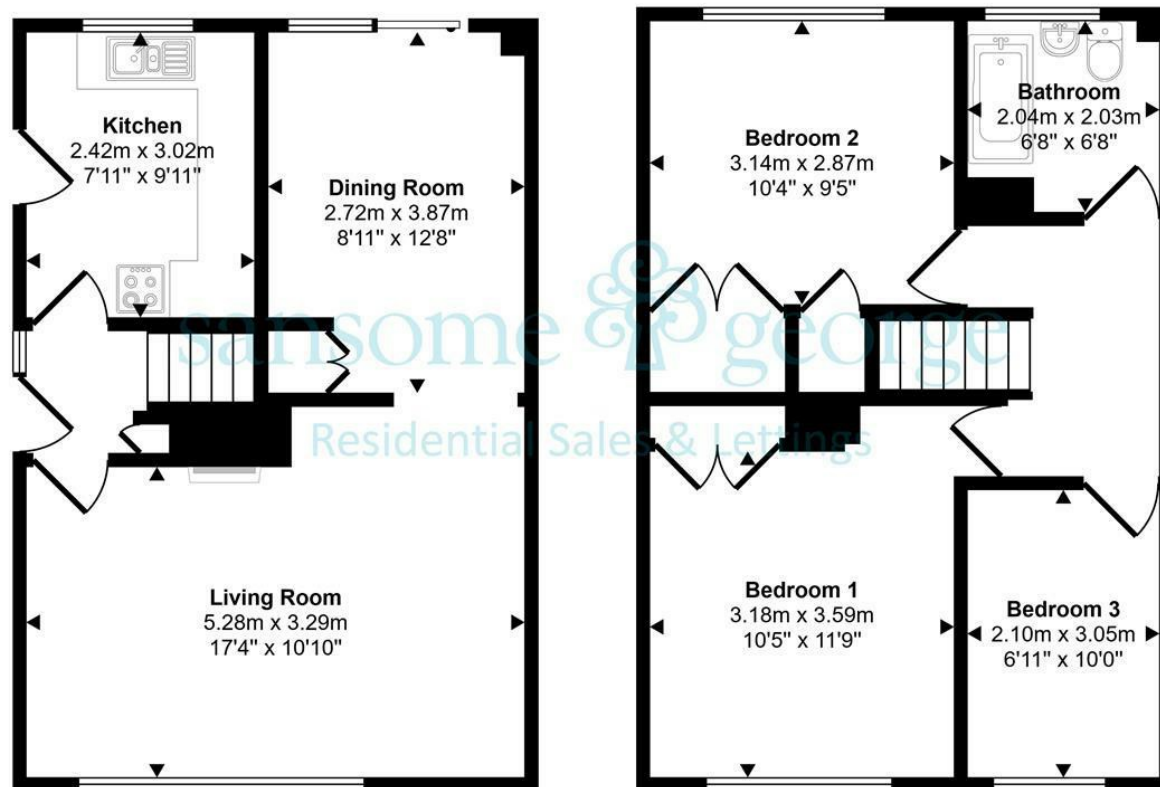
Outside, the well tended and established rear garden is another notable feature of the property. A paved patio area across the back of the property continues to the side and accesses a greenhouse and continues to a lawned garden with planted shrub beds, a sunken pond and two garden sheds, all enclosed by wooden fencing. To the front of the property, the single garage is positioned in a row of 4 located approximately 10 meters away, visible from the property, and is approached via hard standing providing off road parking for 1 car.

With large windows promoting great natural light throughout, this desirable home must be seen. Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest opportunity.

Reading Borough Council - Band D



Approx Gross Internal Area
85 sq m / 917 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	England & Wales

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61	
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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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales

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