



**62 Mayfair, Tilehurst, Reading, RG30 4RD**  
**Guide Price £425,000 Freehold**

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Residential Sales & Lettings

- Extended Three-Bedroom Mid-Terrace Home
- Spacious Living Room
- Three Well-Proportioned First Floor Bedrooms
- Convenient Location Close To Schools, Shops, Bus Routes
- Gated Side Access
- Study / Fourth Bedroom
- Kitchen/Dining Room With Ample Storage
- Family Bathroom With Shower Over Bath
- Fully Enclosed Landscaped Rear Garden
- Ample Driveway Parking For Multiple Vehicles

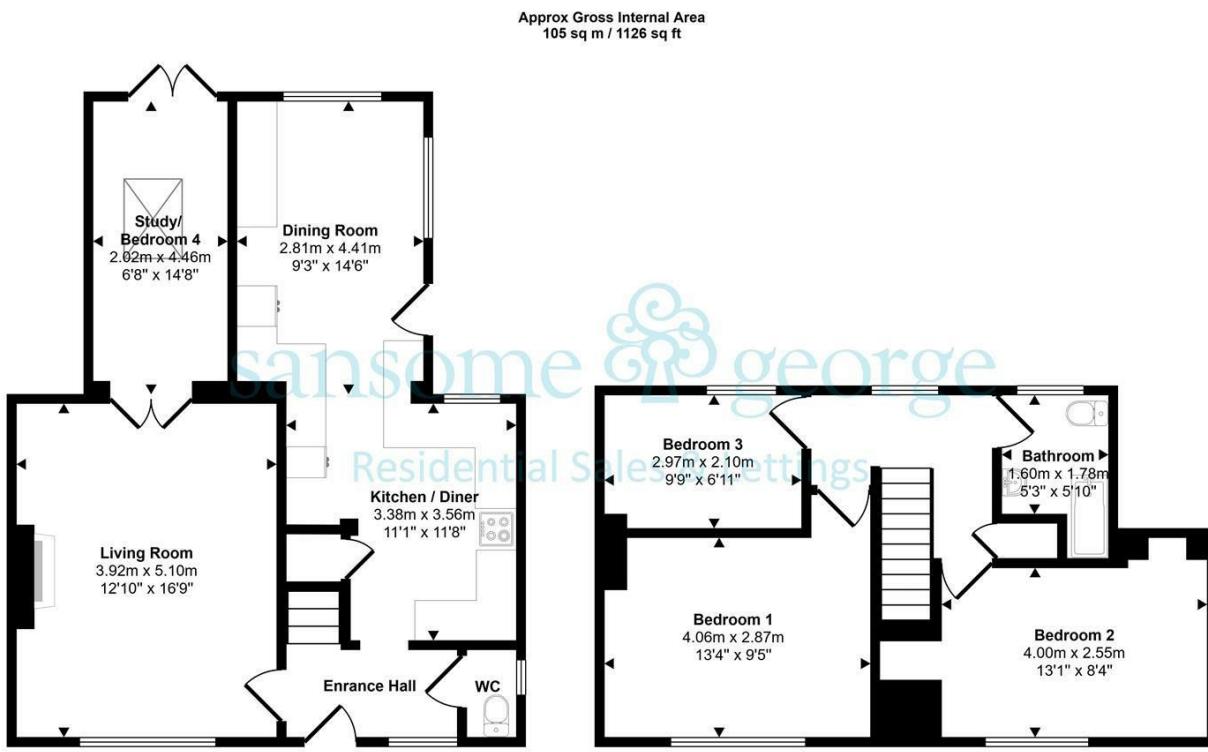
An extended three/four-bedroom mid-terrace house, ideally located in the heart of Tilehurst, within easy reach of a wealth of local amenities. The property is conveniently positioned for numerous regular bus services, reputable primary and secondary schools, and both The Meadway Precinct and Tilehurst 'Triangle,' offering a wide variety of shops, supermarkets, cafés, banks, and pubs. Reading town centre, with its mainline station, is approximately 4 miles away, while Junction 12 of the M4 and Calcot Retail Park are within 3 miles via the A4 Bath Road.

Accommodation comprises an entrance hall with stairs rising to the first floor, cloakroom, living room, study/bedroom 4, and a kitchen/dining room with ample storage cupboards and work surface area. The first floor offers three well-proportioned bedrooms serviced by a three-piece bathroom with shower over the bath.

Externally, the property boasts a landscaped rear garden that is fully enclosed, with a patio area and gated side access leading to the front. The front provides ample driveway parking for multiple vehicles.

Reading Borough Council - Band C

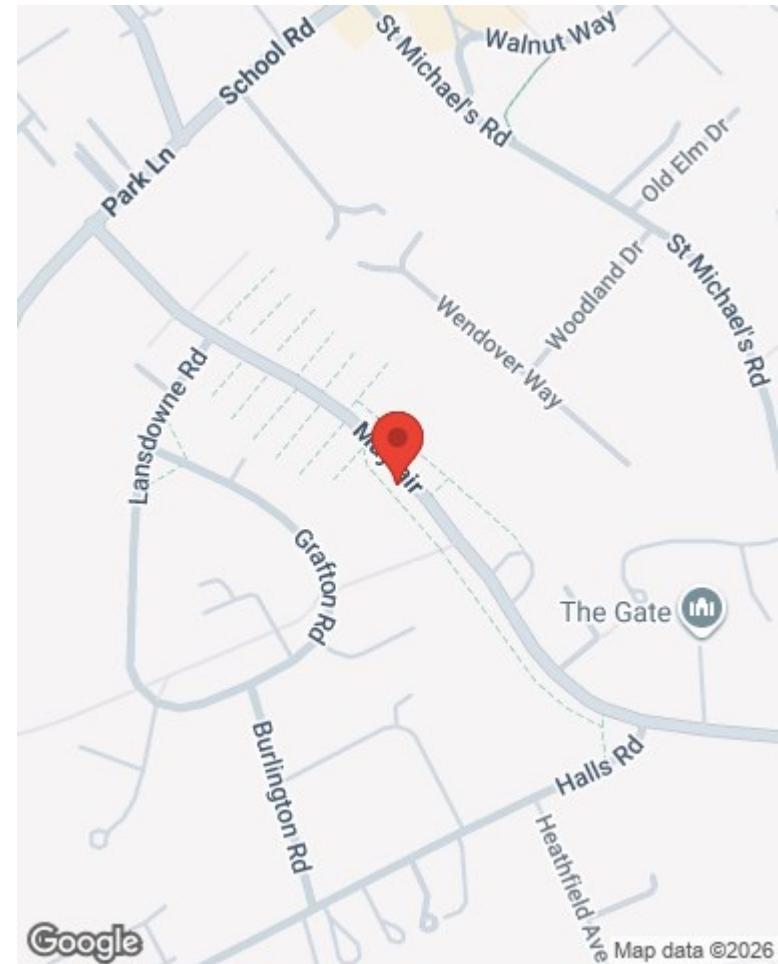




Ground Floor  
Approx 61 sq m / 658 sq ft

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.

First Floor  
Approx 43 sq m / 468 sq ft

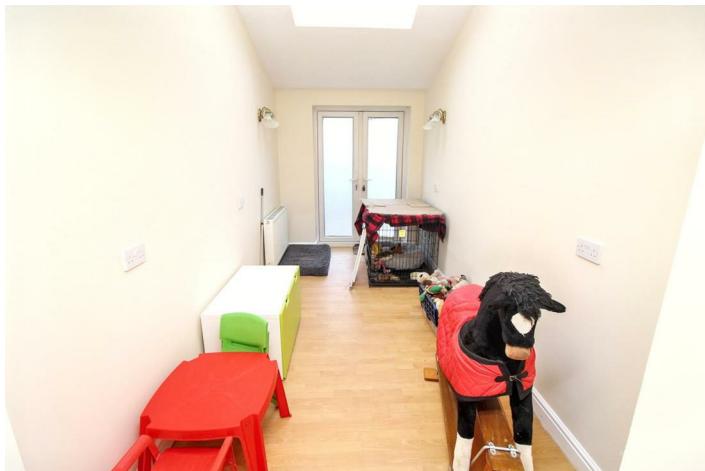


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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**9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN**  
**0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)**

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