



**12 Mead Close, Tilehurst, Reading, Berkshire, RG31 4ET**  
**£419,950**

**sansome & george**  
Residential Sales & Lettings



- Very well-presented three bedroom extended semi
- Modern kitchen/dining room
- Secluded rear garden
- No onward chain
- Living room
- Luxury family bathroom
- Driveway parking

#### Property Description

\* NO ONWARD CHAIN\*

A delightful and very well-presented three bedroom semi detached home located in a highly sought after position, close to reputable schools, bus services, local shops and miles of open countryside.

Accommodation comprises of an entrance hall, downstairs WC, living room, modern kitchen/dining room, store room, utility room, three good size bedrooms and a luxury family bathroom.

This fine home is complemented by a well-maintained rear garden with side access leading to driveway parking to the front. No onward chain.

Please contact sole selling agents Tilehurst (0118) 942 1500/942 0500.





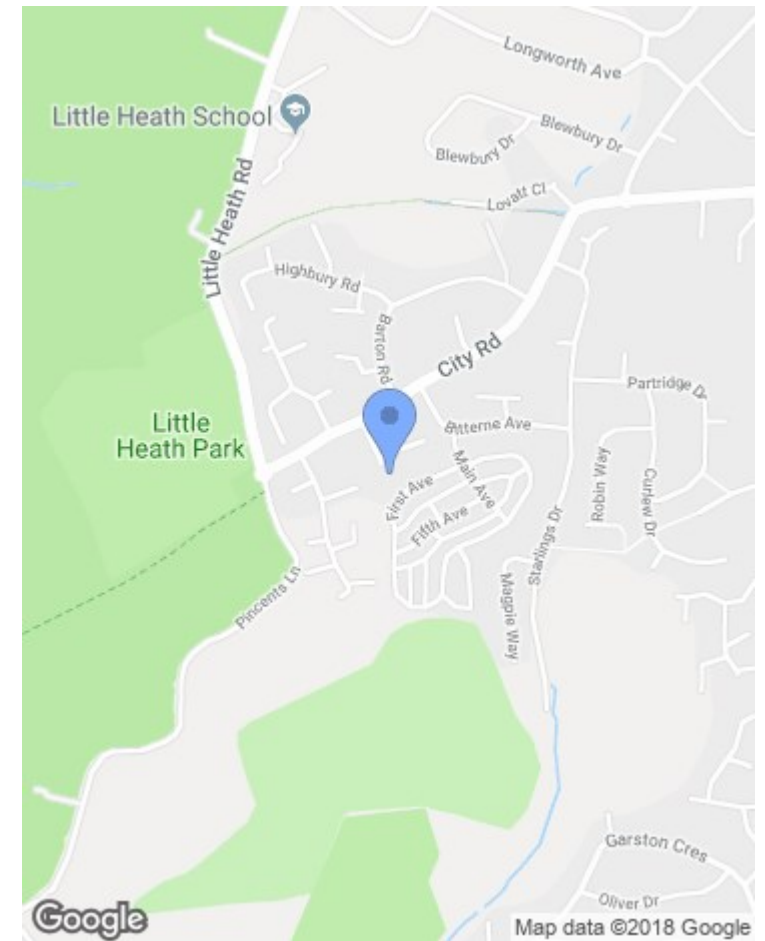
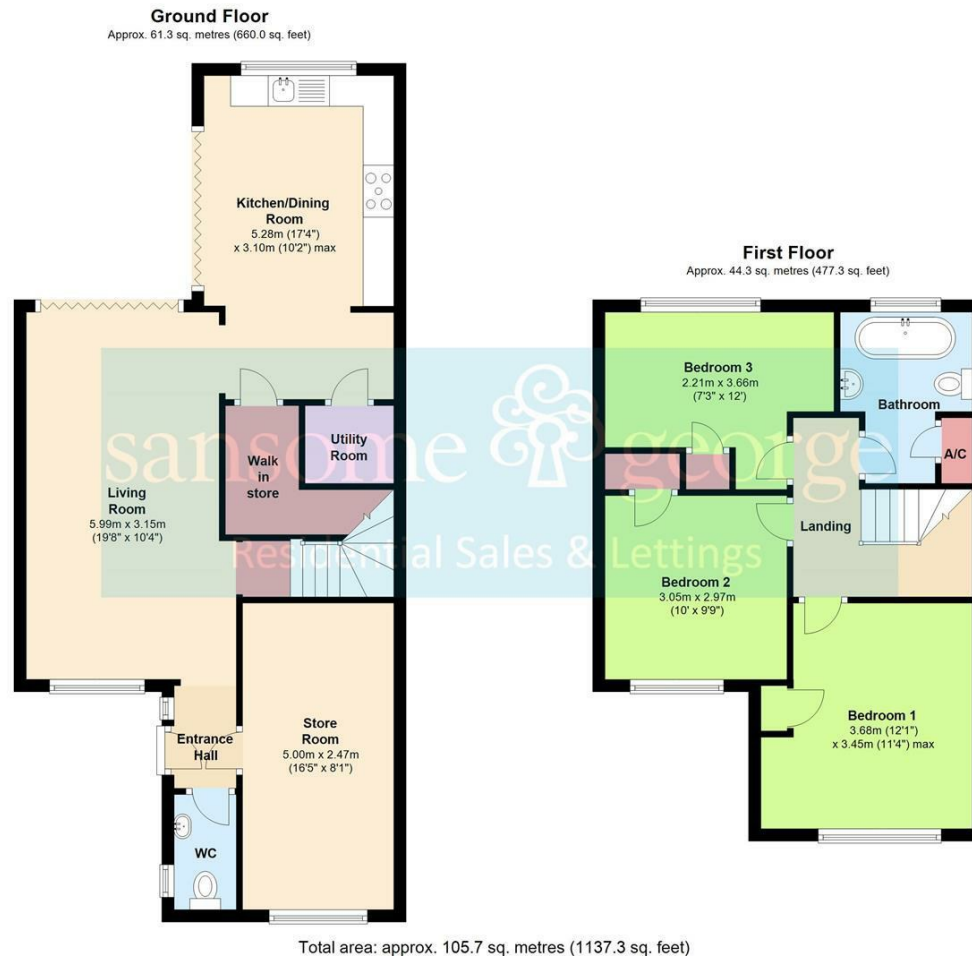












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	B		
C	D		
E	F		
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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