



**39 School Road, Tilehurst, Reading, Berkshire, RG31 5AS**  
**Offers In Excess Of £350,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- Three Bedroom Mid terrace Home
- No Onward Chain
- Walk To Village Centre
- Separate Dining Room
- Private Rear Garden

- Fully Redecorated throughout
- Prime Tilehurst Location
- Excellent Transport Links
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing

A beautifully presented three bedroom mid terrace home, comprehensively redecorated throughout and offered to the market with no onward chain.

Ideally situated within a few minutes' level walk of Tilehurst Village Centre, the property enjoys convenient access to a wide range of local amenities, shops, and excellent transport links, including the ever popular Number 17 bus route.

The accommodation comprises an entrance porch, cloakroom, spacious living room with stairs rising to the first floor, and a separate dining room with sliding doors opening onto the landscaped rear garden. Positioned at the rear of the home, the modern kitchen offers ample cupboard storage, generous work surface space, and a UPVC door providing direct access to the garden.

Upstairs, the property features three well proportioned bedrooms, all serviced by a modern three piece family bathroom complete with shower over bath.

Additional benefits include gas radiator central heating and UPVC double glazing throughout.

Externally, the front garden is mainly laid to lawn with a pathway leading to the front door, complemented by mature shrubs. The rear garden is predominantly laid to lawn with a variety of shrubs and planted borders, alongside a paved pathway leading to a rear gate providing access to a nearby garage.

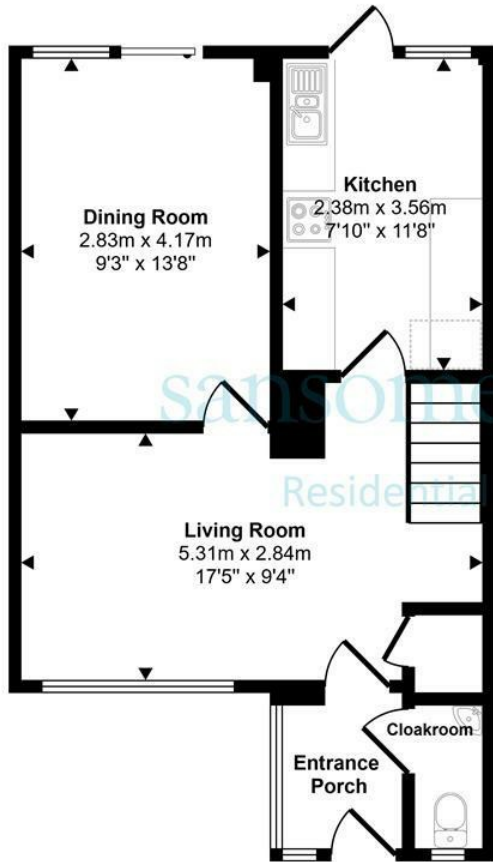
Offered with no onward chain, this is a fantastic opportunity to secure a ready to move into family home in a highly convenient location.

Early interest is anticipated in this sought-after home. To arrange a viewing or for further information, please contact Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council - Band D



Approx Gross Internal Area  
85 sq m / 911 sq ft

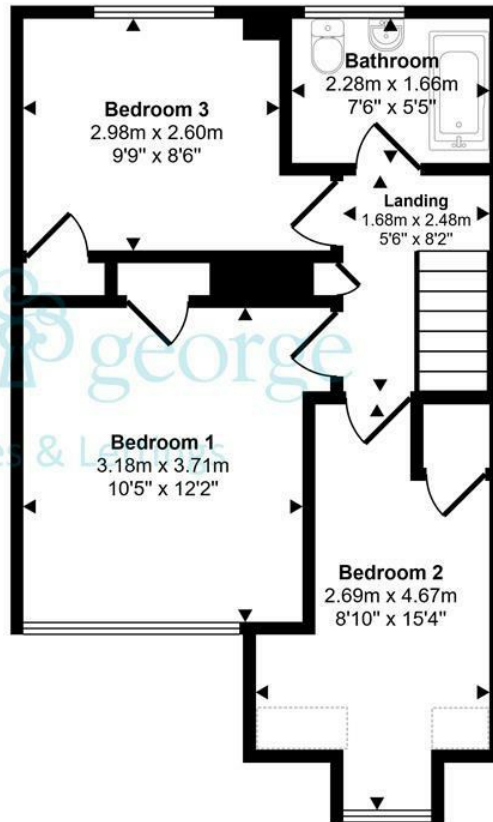


**Ground Floor**

Approx 43 sq m / 458 sq ft

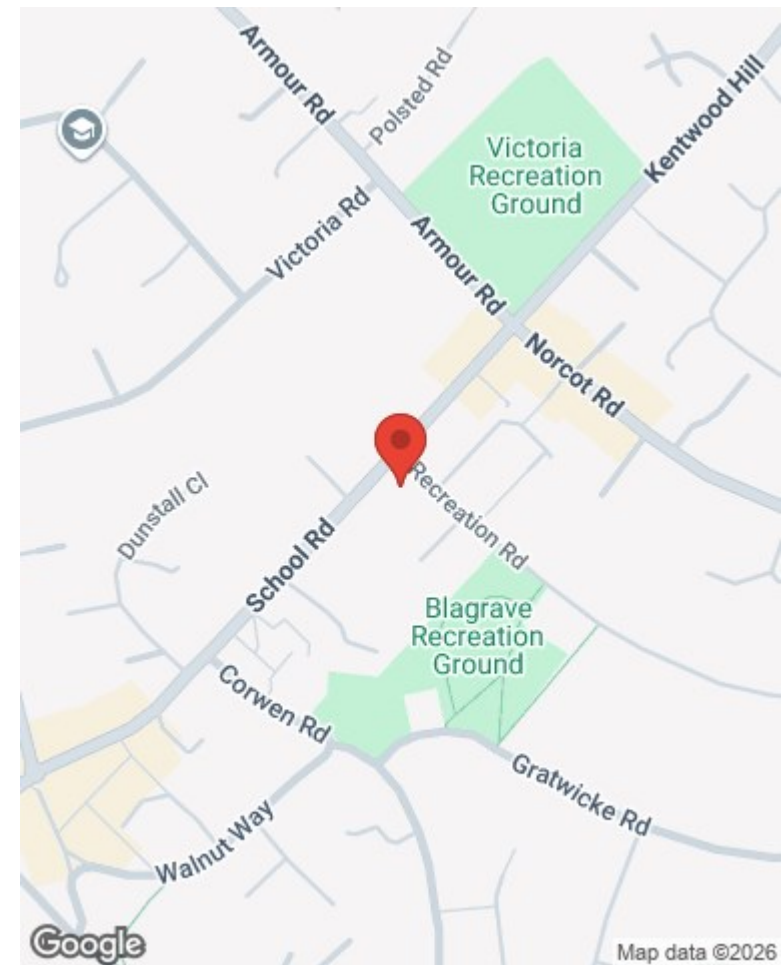
Denotes head height below 1.5m

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 42 sq m / 453 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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