



sansome  george

**8 Ayrton Senna Road, Tilehurst, Reading, RG31 4JQ**  
**Offers In Excess Of £425,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- Semi Detached House
- Open Plan Living/Dining Room With Marble Floor
- Ensuite To Bedroom 1
- Downstairs WC
- Private Rear Garden

- Kitchen With Granite Worktops
- 3 'Double' Bedrooms
- Modern Shower Room
- Large Driveway
- Double Glazed Windows & Gas Central Heating

A very well-presented three 'double' bedroom semi detached home situated in a quiet and desirable cul-de-sac with; local shops, frequent bus services, various reputable schools (Birch Copse, Springfield & St Paul's Primary and Little Heath Secondary) all situated close by.

Accommodation is approached via a large driveway for several vehicles through the front door to an airy entrance hall, ground floor WC, front aspect kitchen with granite worktop, spacious rear aspect living room/dining room offering marble flooring. The upstairs boasts three good size bedrooms with an en suite shower room to the principle bedroom and modern family shower room.

The rear garden enjoys and private West facing aspect with a great patio space and laid lawn areas.

Other benefits include gas central heating and UPVC double glazing throughout.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax - West Berkshire Council - Band D



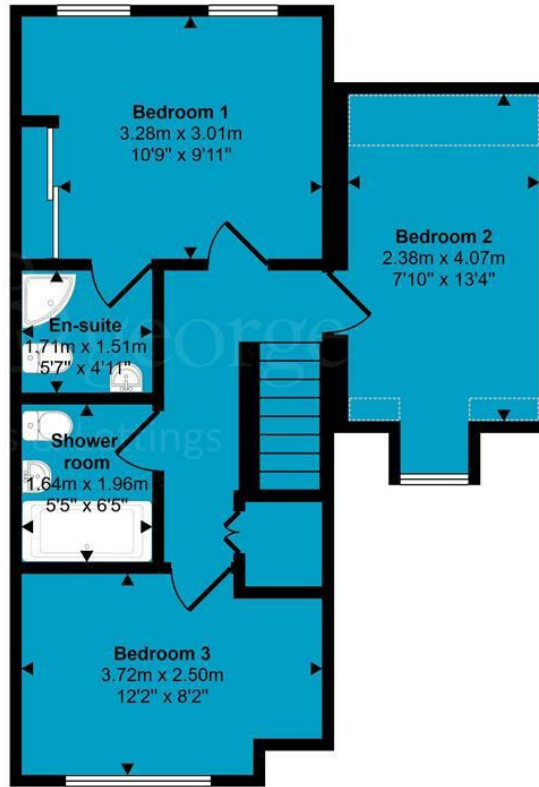
Approx Gross Internal Area  
95 sq m / 1022 sq ft



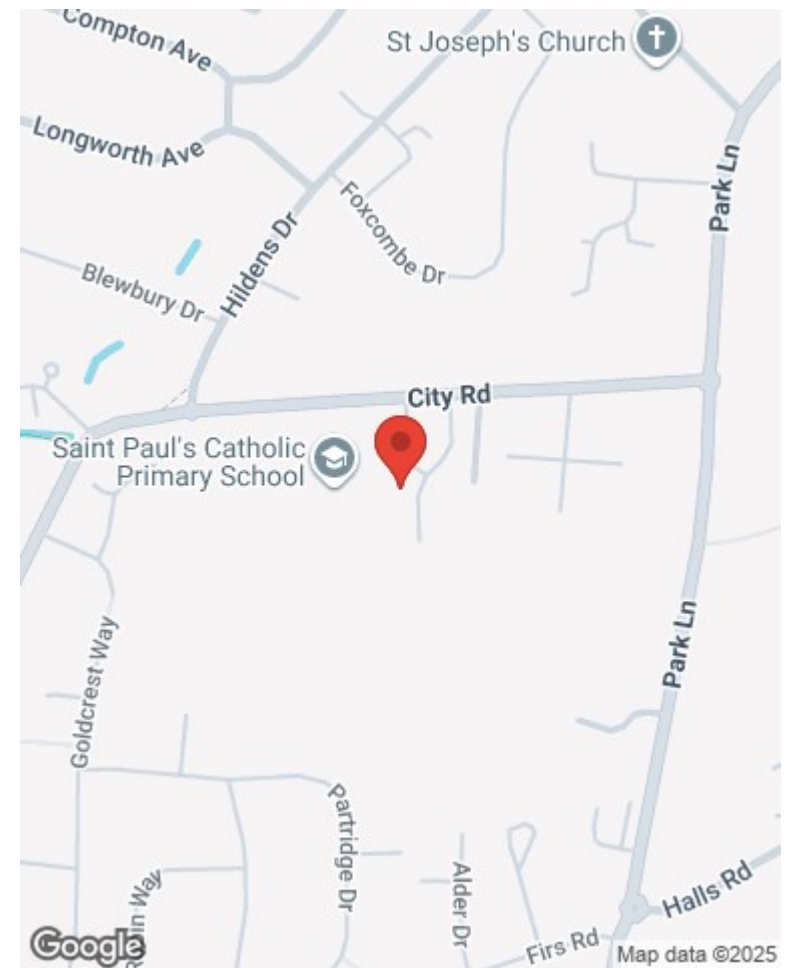
**Ground Floor**  
Approx 49 sq m / 523 sq ft

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 46 sq m / 500 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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