



5 Highbury Road, Tilehurst, Reading, RG31 5JL
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- Three Bedroom Mid Terrace Home
- Modern Fitted Kitchen
- Gas Central Heating And UPVC Double Glazing
- Driveway Parking To The Front
- Gated Rear Access
- Well-Presented Throughout
- Modern Shower Room
- No 'Onward Chain' Complications
- Landscaped Rear Garden With Patio Areas
- Convenient For Tilehurst Station, M4 And Local Schools

Offered to the market with no 'onward chain', this well presented three bedroom mid terrace home is located in a desirable residential location the western fringes of Tilehurst, with Reading town centre easily accessible to the east. The property is conveniently positioned with Tilehurst train station approximately 2 miles away, offering direct links to London Paddington, Oxford, Didcot and Reading mainline, while Junction 12 of the M4 is around 3 miles distance, providing straightforward motorway access. Well regarded primary and secondary schools, including Little Heath secondary School are close by, along with regular bus services, a local parade of convenience stores and two nearby pubs. A wider range of amenities can be found in Tilehurst village, approximately one mile away.

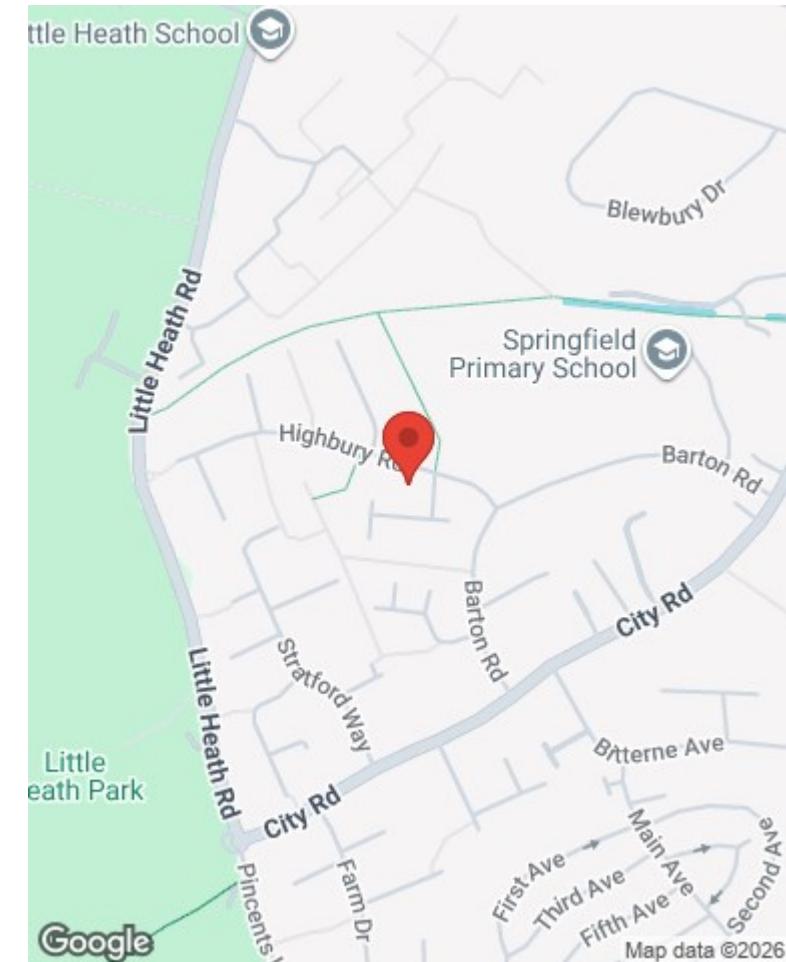
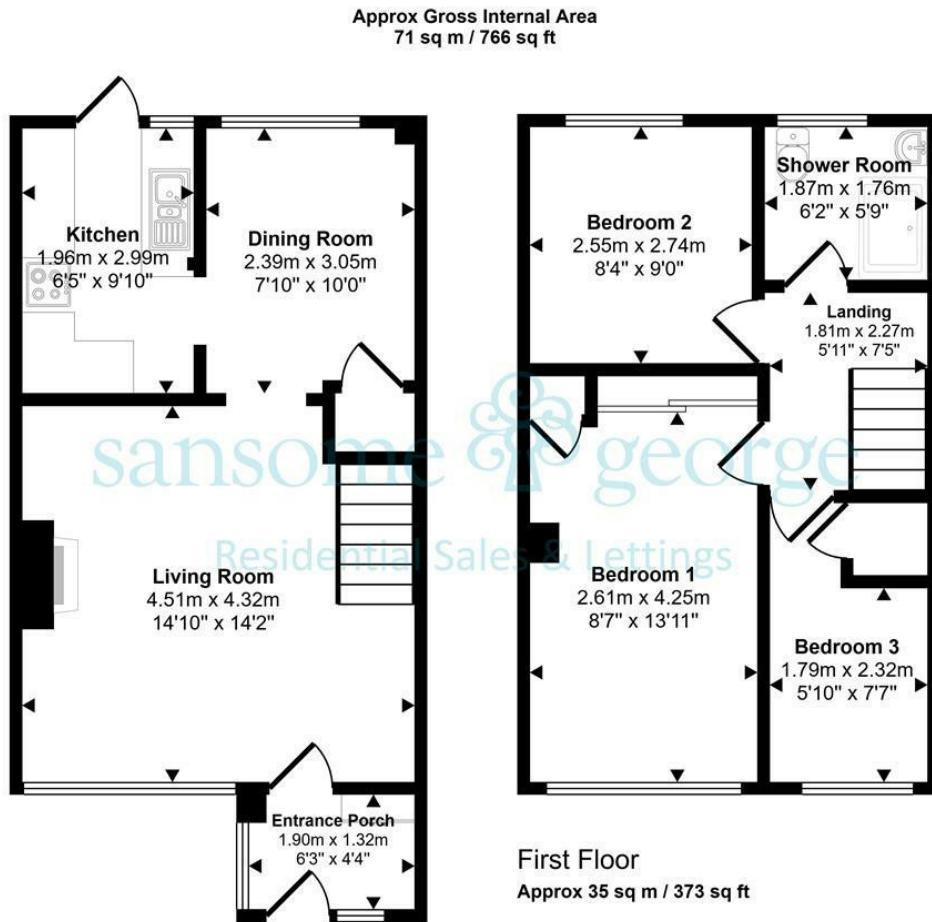
Accommodation comprises an entrance porch leading into a living room with stairs rising to the first floor, a separate dining room, and a well-appointed kitchen fitted with a range of storage cupboards, ample work surface areas and a door providing access to the rear garden. To the first floor are three well proportioned bedrooms, all serviced by a modern fitted shower room. Further general benefits include UPVC double glazing and gas central heating throughout.

Externally, the property enjoys driveway parking to the front, while the rear offers a landscaped garden mainly laid to artificial lawn, with patio areas, planted borders, and fully enclosed boundaries. Gated rear access adds further practicality.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band C





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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