



155 St. Michaels Road, Tilehurst, Reading, RG30 4SB
Guide Price £450,000 Freehold

sansome & george
Residential Sales & Lettings

- Well-Presented Three-Bedroom Semi-Detached Home
- Walking Distance To Tilehurst Village Centre
- Front Aspect Living Room Offering Ample Space
- Family Bathroom With Shower Over Bath Plus Separate WC
- Outdoor Built-In Cupboard Providing Handy Storage Space
- Prime Location In The Heart Of Tilehurst
- Modern Open-Plan Kitchen/Diner With Bifold Doors
- Three Well-Proportioned Bedrooms
- Fully Enclosed Rear Garden With Lawn And Borders
- Detached Garage And Gated Driveway Parking

A well presented three-bedroom semi-detached home is situated in the heart of Tilehurst, with excellent access to numerous bus services and within walking distance of Tilehurst Village Centre. A wide range of amenities are nearby, including shops, cafés, pubs, restaurants, a post office, supermarkets, a pharmacy, and a doctor's surgery. Reputable primary and secondary schools are also close by. Junction 12 of the M4, Calcot Retail Park (2 miles), and Reading Town Centre with its mainline train station (4 miles) are easily accessible by car or a short bus journey.

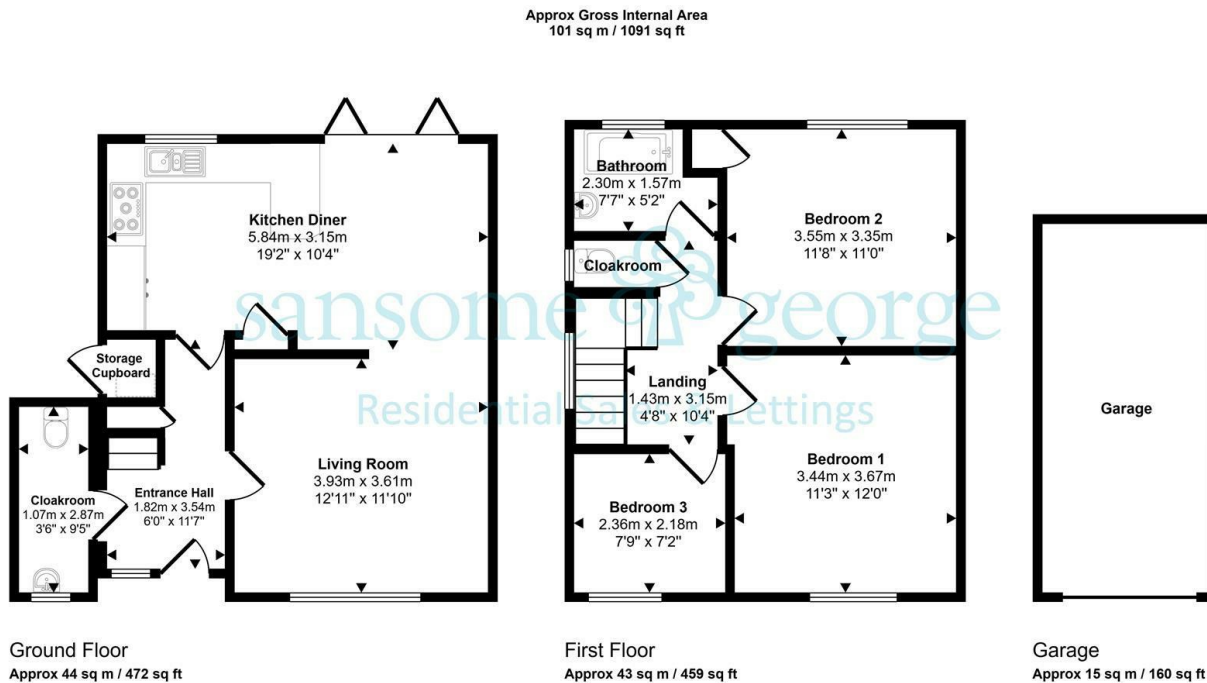
The accommodation comprises an entrance hall with stairs rising to the first floor, cloakroom, front-aspect living room, and a rear-aspect modern open-plan kitchen/diner. The kitchen offers ample storage cupboards, generous worksurface space, a handy breakfast bar, and a light, airy room with bifold doors opening onto the rear garden. There is also a built-in cupboard providing additional storage within the home. On the first floor, there are three well-proportioned bedrooms serviced by a family bathroom with a shower over the bath and a separate WC. Further benefits include gas radiator central heating and UPVC double glazing.

Externally, the property boasts a well-established, fully enclosed rear garden mainly laid to lawn with various shrubs and plants to the borders. There is a detached garage with an up-and-over door, and a gated driveway providing additional parking to the front.

Reading Borough Council - Band D

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





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.



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			
EU Directive 2002/91/EC		69	77
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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