



sansome & george
Residential Sales & Lettings

1 Cowslip Close, Tilehurst, Reading, RG31 4EY
Guide Price £600,000 Freehold

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- Extended Four Bedroom Detached Home
- Spacious 22ft Living Room
- Versatile Study
- Detached Double Garage
- Beautifully Maintained Rear Garden
- Sought After Traffic Free Walkway
- Rear Aspect 20ft Kitchen
- Main Bedroom With Four Piece En Suite
- Driveway Parking For Two Cars
- Excellent Schools & Transport Links

A well presented and extended four bedroom detached family home, occupying a pleasant position within a highly regarded traffic free walkway on the western fringes of Tilehurst. Enjoying an attractive open outlook to the front, the property falls within sought after primary and secondary school catchments and is just yards from playing fields, open countryside and woodland. Regular bus services into Tilehurst Village (1.2 miles) and Reading Town Centre (4.4 miles) are a short walk away, whilst Junction 12 of the M4 motorway, Calcot Retail Park, supermarkets, a 24 hour gym and IKEA are all within easy reach.

The well planned accommodation comprises an entrance hall, a generous 22ft dual aspect living room featuring a duel fuel inset stove, suitable for both wood and coal, 20ft rear aspect kitchen fitted with a comprehensive range of units, generous work surfaces, an integrated fridge/freezer, double oven and gas hob, together with a separate study and a ground floor cloakroom. On the first floor are four well proportioned bedrooms. The main bedroom benefits from a spacious four piece en suite bathroom with a separate shower cubicle, whilst the remaining bedrooms are served by a modern family bathroom with shower over the bath. Bedroom four also offers excellent versatility as a nursery, dressing room or home office.

Externally, the property is approached via a pedestrian pathway with an open plan front garden, enjoying the peace and privacy of this traffic free setting. The beautifully maintained and fully enclosed rear garden is predominantly laid to lawn with an extensive paved patio, mature flower and shrub borders, and gated rear access leading to a driveway providing off road parking for two vehicles. A detached garage measuring approximately 16ft x 16ft features twin up and over doors together with a convenient side courtesy door. An electric vehicle charging point is also fitted to the of the garage.

This superb family home combines spacious, versatile accommodation with a highly desirable location, making it an excellent choice for growing families seeking outstanding schooling, excellent transport links and easy access to beautiful countryside walks.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

West Berkshire Council Tax Band E

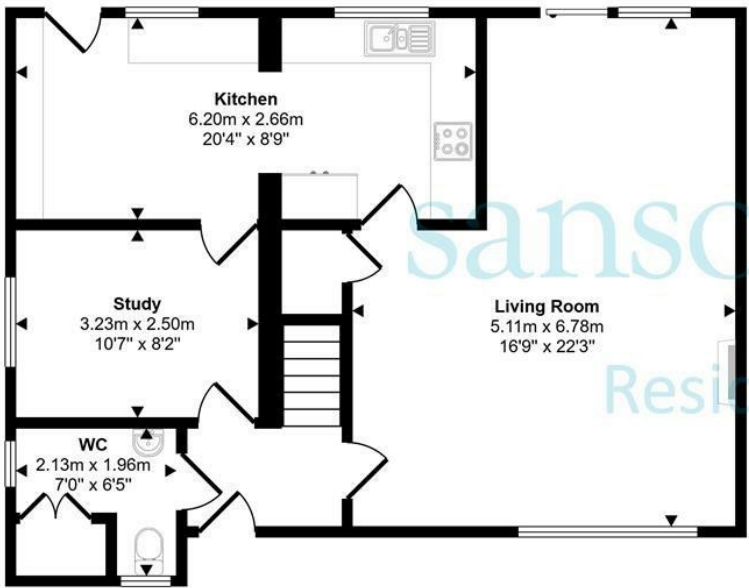
Purchaser's Note:

Please note that some photographs within these sales particulars may have been digitally enhanced for presentation purposes, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations or permanent features have been added, removed or altered.

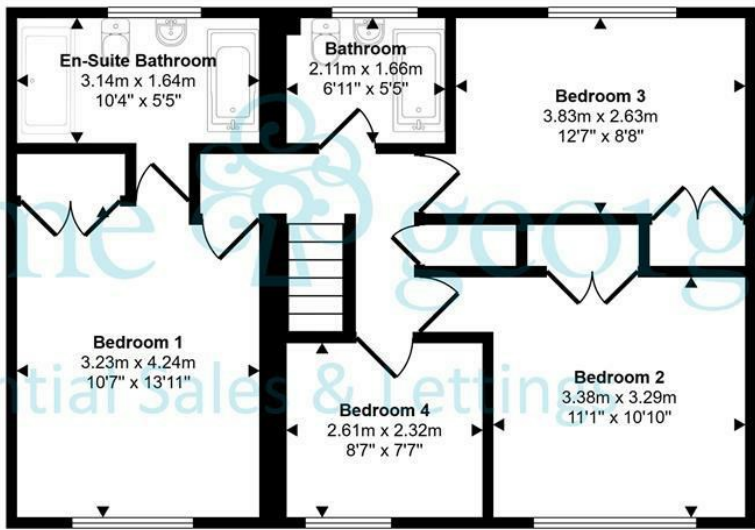
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property by carrying out their own inspection and enquiries.



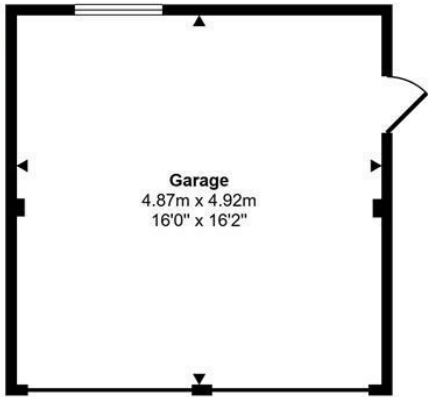
Approx Gross Internal Area
156 sq m / 1677 sq ft



Ground Floor
Approx 67 sq m / 717 sq ft

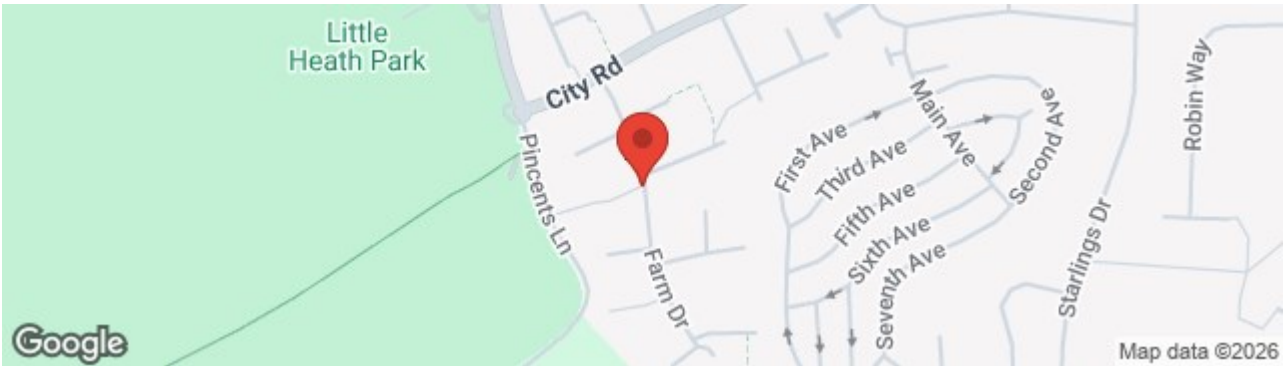


First Floor
Approx 65 sq m / 702 sq ft



Garage
Approx 24 sq m / 258 sq ft

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		
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

Misrepresentation and Misdescriptions Acts
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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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