



20 Larissa Close, Tilehurst, Reading, RG31 6LE
Offers In Excess Of £500,000 Freehold

sansome & george
Residential Sales & Lettings

- Three Double Bedroom Semi-Detached Home
- Backing Directly Onto Arthur Newbury Park
- 17' Modern Kitchen/Breakfast Room
- Main Bedroom With En-Suite Shower Room
- Ample Driveway Parking
- Tucked Away In A Quiet Cul-De-Sac Location
- Stunning Leafy Outlook To The Rear
- Living Room Opening Into A 10' Orangery With Bi-Fold Doors
- Landscaped Rear Garden With Two Patio Areas
- No Onward Chain With Potential To Extend (Subject To Planning)

A stunning three-bedroom semi-detached home, quietly positioned in a peaceful cul-de-sac just off Armour Road and backing directly onto Arthur Newbury Park, enjoying a delightful leafy outlook to the rear. This highly sought-after location is just a 10-minute walk from Tilehurst Village, offering a wide range of shops, pubs, cafés, restaurants and regular bus services. Tilehurst Train Station is also within easy reach, providing direct links to London Paddington, Reading Mainline and Oxford.

The accommodation is both spacious and thoughtfully designed. An inviting entrance hall provides access to the first floor, while to the front of the property is an impressive 17' modern kitchen/breakfast room, fitted with integrated appliances and ideal for everyday living and entertaining. A convenient cloakroom completes the ground floor. To the rear, the 16' living room flows beautifully into a superb 10' orangery, featuring bi-fold doors that open directly onto the landscaped garden, creating a seamless connection between indoor and outdoor space.

Upstairs, there are three well-proportioned double bedrooms, with the main bedroom benefiting from its own en-suite shower room. Bedrooms two and three are served by a stylish four-piece family bathroom.

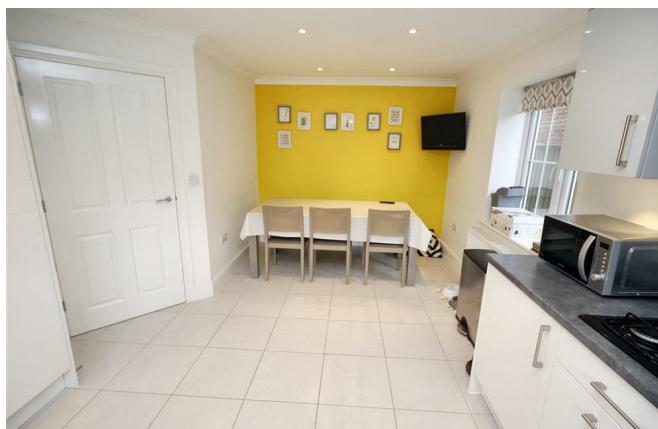
Externally, the rear garden is fully enclosed and attractively landscaped, offering a lawn, two patio seating areas, gated side access, and lovely views across Arthur Newbury Park. To the front, the property benefits from ample driveway parking.

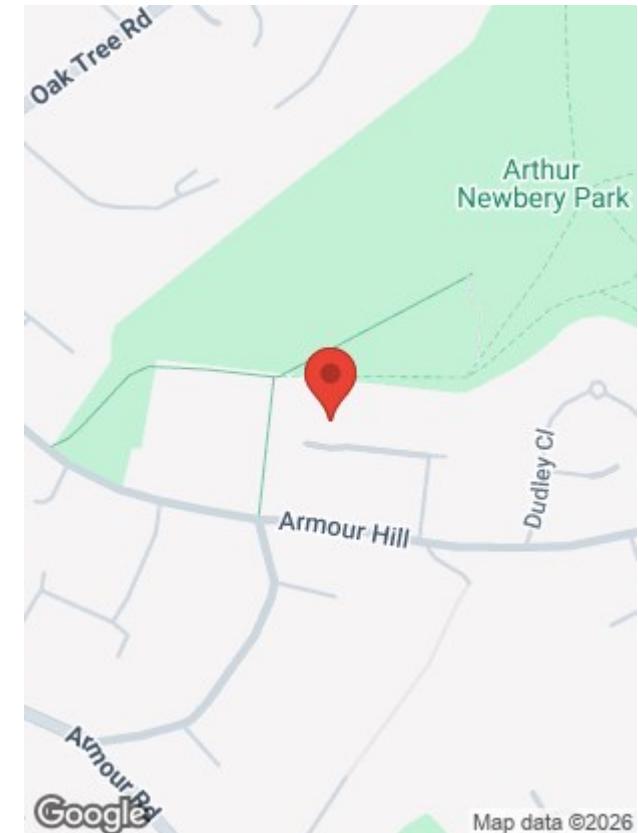
The property is offered to the market with no onward chain and also presents excellent potential to extend further, subject to the usual planning consents. Several neighbouring properties have successfully carried out loft conversions, providing additional accommodation and enhancing long-term value.

Purchaser Note:

Please note that the marketing photographs were taken prior to the property being rented out.

Reading Borough Council - Band E





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		

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.

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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

sansome  george
Residential Sales & Lettings