



64 Blandford Road, Reading, RG2 8RW  
£450,000 Freehold

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Residential Sales & Lettings



- Extended Semi-detached House
- Entrance Hall With Cloakroom
- Re-fitted Kitchen/Breakfast Room With Integrated Appliances
- 3 Well Proportioned Bedrooms
- Driveway Parking & Side Access

- Landscaped Rear Garden With Gazebo & Storage Area
- Front Aspect Living Room
- Versatile Conservatory With Insulated Roof
- Fully Tiled First Floor Bathroom
- UPVC double glazing & GRCH

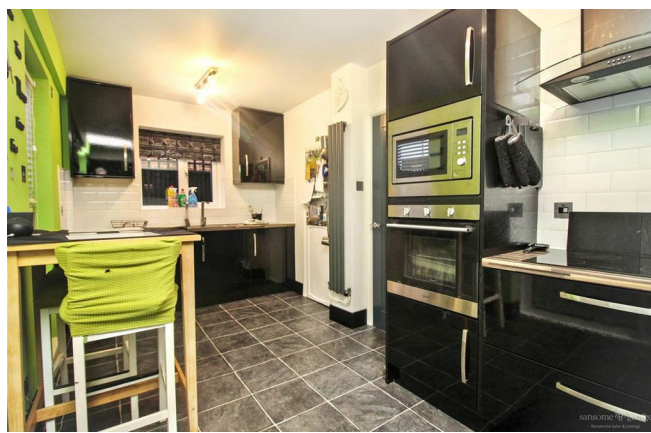
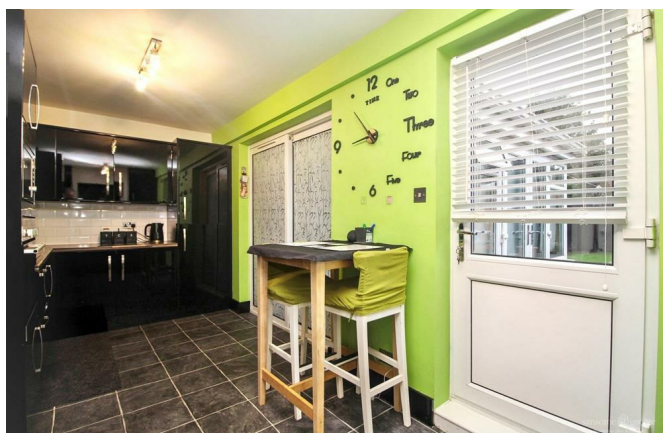
This sought after and extended semi-detached house has been subject to recent improvement by the present owner and is complemented by a landscaped rear garden and driveway to the front. Enjoying great proportions throughout, the property is ideally located approximately 4 miles south of Reading Town Centre and is conveniently within a short walk of regular bus services, reputable schools, local shops and amenities to include numerous supermarkets, retail parks, pubs/restaurants and green spaces. Junction 11 of the M4 motorway is a short commute of circa one mile by car.

Well presented throughout, the front door opens to an extended entrance hall, where stairs rise to the first floor and a door opens to the living room and a handy ground floor cloakroom. The front aspect living room enjoys a feature fireplace and has a door leading to the kitchen/breakfast room, which spans the property. Fitted with a comprehensive range of units, the kitchen includes integrated oven, hob, microwave, fridge and freezer plus access to the understairs storage cupboard. A courtesy door leads to the rear garden and a sliding patio door opens to the versatile conservatory with insulated 'cosy roof' and side aspect patio doors to the garden. On the first floor, the landing has a side aspect window, built in storage cupboard and doors to all rooms comprising 3 well proportioned bedrooms and a fully tiled bathroom with heated towel rail and white suite including shower over bath. Other general notable features include UPVC double glazing (installed 2019) and gas fired central heating to radiators (serviced Feb 2026).

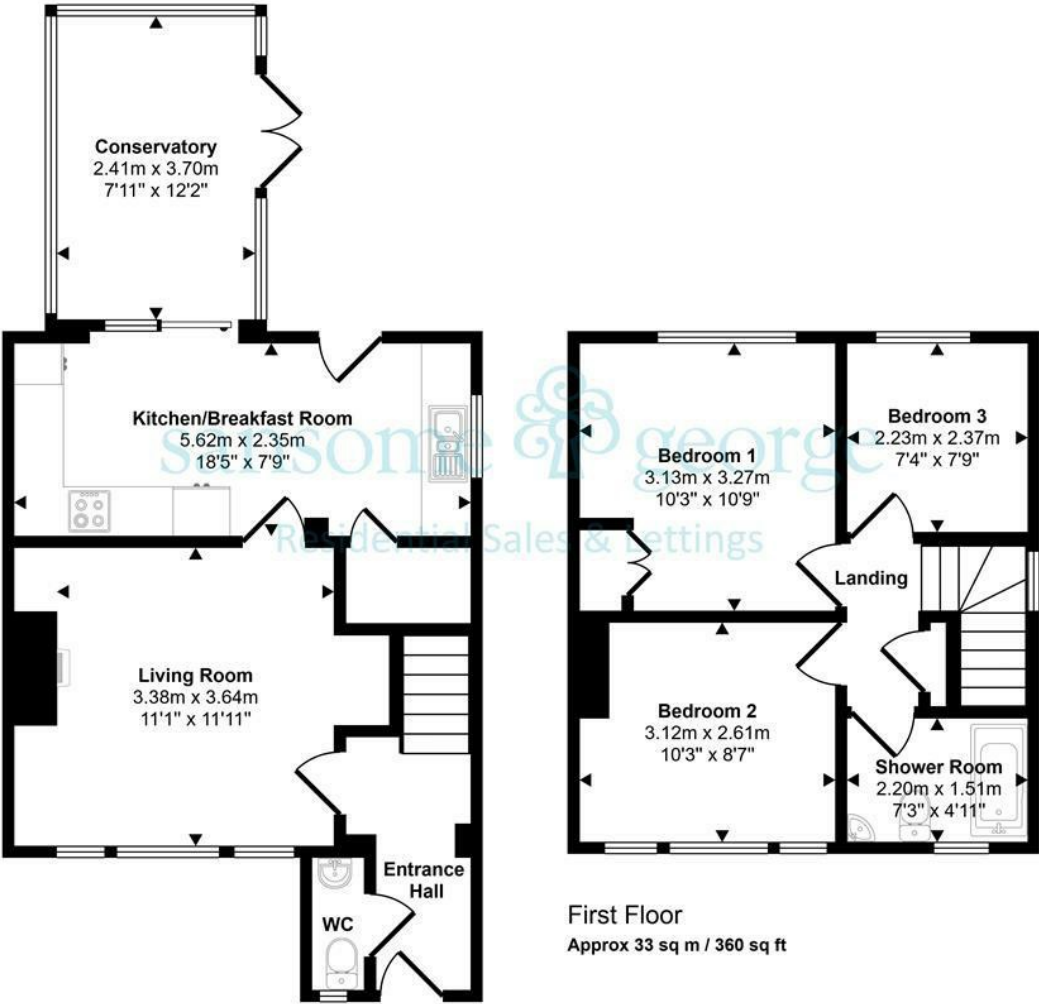
Outside, the property is complemented by a level rear garden of approximately 60' (18m) in length, which is enclosed by wooden fencing. A paved patio from the rear of the property continues to the side where secure gates open to the driveway. The paving also becomes a path which leads down the garden where an area of artificial grass is part covered by a pergola, there is an area of lawn and also bark chippings, which lead to the timber built Gazebo with gate opening to a secluded storage area with garden shed.

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

Reading Borough Council - Band C



Approx Gross Internal Area  
81 sq m / 868 sq ft



First Floor  
Approx 33 sq m / 360 sq ft

Ground Floor  
Approx 47 sq m / 507 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.

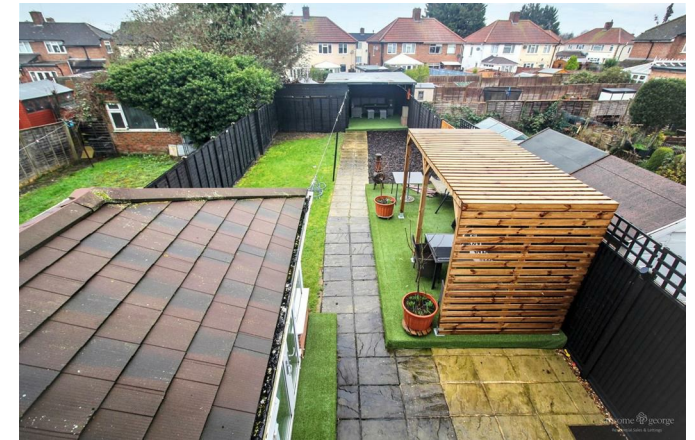
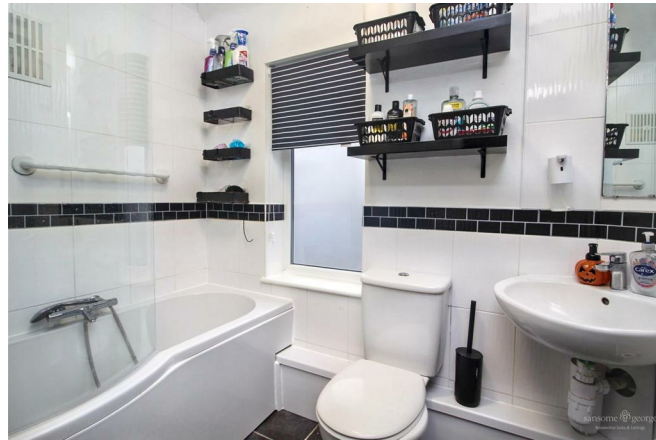


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts  
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